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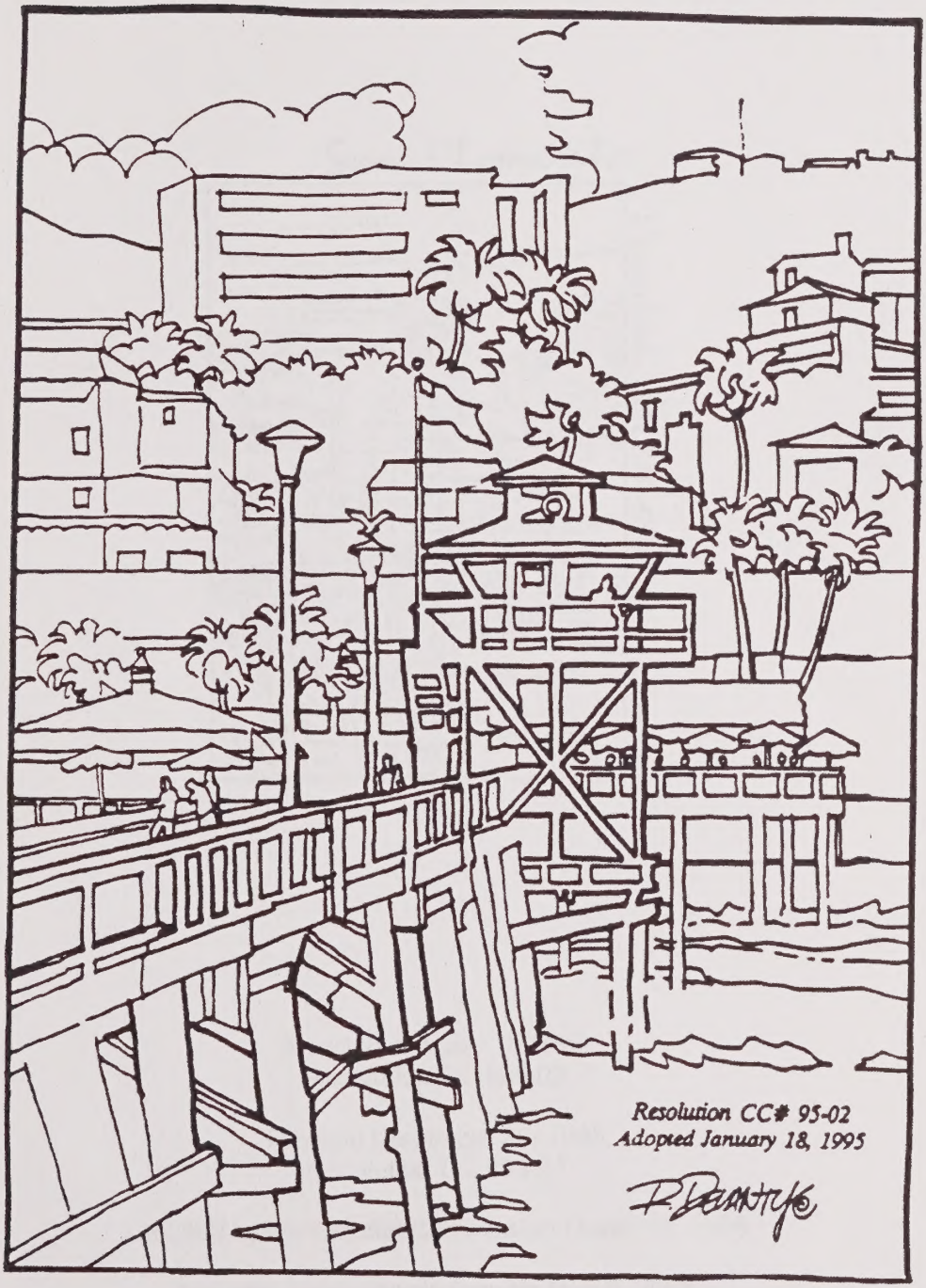
San Clemente

Coastal Element



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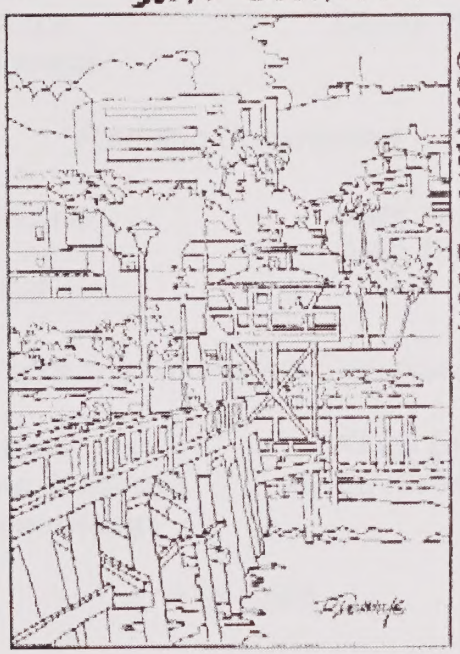

Adopted January 18,1995
Resolution CC #95-02

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Resolution CC #95-91

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Includes amendments through May 6, 2003

THE CITY OF SAN CLEMENTE

Coastal Element

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CHAPTER 1
Introduction

San Clemente Municipal Pier circa 1977

CHAPTER 1
INTRODUCTION

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101. PURPOSE

The Coastal Element is an element of the City of San Clemente General Plan and is the adopted policy statement for growth, development, and preservation of the Coastal Zone. As such, the Coastal Element is the primary planning document for reviewing coastal related issues and development in the Coastal Zone. It identifies specific goals and policies regarding the use and development of land and the preservation and enhancement of coastal resources. The Coastal Element establishes the appropriate locations for residential, commercial, recreational, and mixed use development within the Coastal Zone. The document also identifies areas that should remain free from development in order to preserve the remaining coastal canyons, coastline, coastal bluffs, and coastal access points.

102. STATUTORY REQUIREMENTS

The California Coastal Act of 1976 is the successor to Proposition 20, the 1972 ballot initiative that first recognized the significant value of coastal resources as a statewide issue. The Coastal Act is intended to assure that coastal areas of California are developed in a manner responsive to public objectives. The Act establishes these objectives as coastal policies, and it provides guidelines for municipal governments to re-evaluate their coastal area planning and zoning concepts to achieve consistency with the Act.

The California Coastal Act of 1976 declares that "to achieve maximum responsiveness to local conditions, accountability and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement in carrying out the state's coastal objectives and policies." To this end, the Act directs each local government lying wholly or partly within the Coastal Zone to prepare a Local Coastal Program (LCP) for its portion of the Coastal Zone.

An LCP consists of, a local government's land use plans, zoning ordinances, zoning district maps and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at a local level.

The land use plan, the heart of the LCP, is defined as, "the relevant portions of the local government's general plan or local coastal element, which are sufficiently detailed to indicate the kinds, location and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions."

Section 15265 of the State EIR Guidelines exempts local governments from the provisions of the California Environmental Quality Act (CEQA) relative to the preparation and adoption of Local Coastal Programs. This does not imply that development projects which are consistent with the adopted Coastal Element are exempt from environmental analysis.

Where policies of the Coastal Element overlap, the policy which is the most protective of coastal resources shall take precedence. Where there are conflicts between the policies set forth in the Coastal Element and those set forth in any element of the City's General Plan, such conflicts shall be resolved in accordance with Section 65300.5 of the Government Code in a manner which gives full effect to provisions of the Coastal Element.

103. PLAN ORGANIZATION

The City of San Clemente Coastal Element consists of goals and policies for specific coastal land uses contained in the plan. The Coastal Element text is organized as follows:

- **Introduction** - describes the purpose, organization, and process used to develop the Coastal Element and the development history of the Coastal Zone.

- **Area Description** - identifies the resources of the Coastal Zone. These resources include an inventory of environmentally sensitive habitat areas, cultural resources, circulation, shoreline access, existing urban development, and recreational resources.

- **Goals and Policies** - identifies the goals and policies for shoreline access; recreational and visitor serving facilities; coastal visual resources; water and marine resources; sensitive habitat areas; and location and planning of new development and land uses.

- **Implementation Measures** - is a partial summary of the measures which shall be supplied in the implementation plan portion of the local coastal program that will carry out the Coastal Element Goals and Policies.

- **Definitions** - defines important terms used in this document for clarification of their meaning and intent.

104. RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

- **General Plan** - The City of San Clemente General Plan is the base planning policy document of the City of San Clemente; it defines and sets forth the basic policy and guidelines by which the community will be permitted to develop in the future. The General Plan is intended to guide all planning, environmental decisions, and development in the community over the next twenty years. Among other things, the General Plan establishes what kinds of land uses will be permitted and where; how dense the development may be; and the proportional relationship of the built environment.

  The policies in the Land Use Element of the General Plan provide the guiding polices for the Coastal Element. The supplemental policies in the Coastal Element are consistent with the policies contained throughout the General Plan. The Coastal Element is the primary planning document for reviewing coastal related issues and guiding development in the coastal zone.

- **Local Coastal Program** - The California Coastal Act mandates that all local jurisdictions lying wholly or partially within the Coastal Zone prepare a LCP. The purpose of the LCP is to establish policies, procedures, and implementation measures that preserve coastal resources as defined in the Coastal Act. The LCP is divided into two components: 1) A Land Use Plan, which establishes the guiding coastal policies for review of coastal related issues and development in the Coastal Zone; and 2) an implementation plan which includes zoning ordinances, zoning district maps and other implementing actions which conform with and are adequate to carry out the goals and policies of the certified Land Use Plan.

- **Zoning Ordinance** - The City's Zoning Ordinance shall include sections which will implement the Coastal Element. The Zoning Ordinance shall provide regulations regarding land use, development review processes, and development standards for the entire City. The portions of the Zoning Ordinance which apply to the Coastal Zone make up the majority of the Implementation Plan component of the City's LCP.

- **Pier Bowl and Pico Corridor Specific Plans** - The Pier Bowl Specific Plan and portions of the Pico Corridor Specific Plan that are within the Coastal Zone constitute the coastal zoning for these two important coastal development areas. These two Specific Plans provide coastal zoning, development standards, design guidelines, landscape requirements, and other design standards which implement the Coastal Element policies for these areas.

- **Parks and Recreation Master Plan** - The Parks and Recreation Master Plan establishes goals, policies, development standards and guidelines for the City's parks and recreational facilities. The Master Plan implements Coastal Element policies for park and recreation facilities and coastal accessways within the Coastal Zone and is, thus, another component of the LCP.

105. PROCESS OF THE COASTAL ELEMENT UPDATE

The City's Coastal Element was certified by the Coastal Commission on May 11, 1988. The City is now completing the final components of the LCP.

In 1990, the City began a comprehensive update to the General Plan. The process for development of the General Plan included a two year public participation and preparation period, with adoption of the General Plan by the City Council on May 6, 1993. The conclusion of the General Plan process created new coastal land uses which mandated that the Coastal Element be updated to make it consistent with the Land Use Element of the General Plan.

The process for updating the Coastal Element involved the following sequence of planning work tasks:

1. Extensive background information and public input were developed during the General Plan process. This information was used as the background for the Coastal Element update.

2. The existing Coastal Element was reviewed by staff for consistency with the goals and policies in the General Plan and the Coastal Act. Staff then updated the document to improve its accuracy, completeness, format, and readability.

3. The revised Coastal Element was then reviewed by the Coastal Commission and City staff to ensure consistency with the General Plan and the Coastal Act. The Draft Coastal Element was subsequently made available for public review and comment.

4. The Coastal Element was reviewed at public hearings before the City and the Coastal Commission.

106. COASTAL ZONE BOUNDARY

The San Clemente Coastal Zone is established through the California Coastal Act of 1976 (as amended), and is shown on the map in Figure 1.1 At the northern end of the city, the coastal boundary generally follows Camino Capistrano to Del Gado Road, where it turns inland towards Interstate 5. At Via Montezuma, the Coastal Zone boundary turns south and runs to the northern terminus of Via Socorro. At this point the boundary follows the traditional limit of 1,000 yards from the shoreline, rather than the city street pattern. This boundary is maintained until roughly Avenida de 10s Lobos Marinos, where it picks up and follows Interstate 5, first on the west side of the highway, and then along the east side until reaching the San Diego County line.

107. DEVELOPMENT AND PLANNING HISTORY

San Clemente's first Sunday school was held on the beach.

In order to understand the relationship between the Coastal Element and the coastal community of San Clemente, it is important to have a sense of historical events. The abundant visual and physical resources of San Clemente's coastline have helped to establish the community's character. Native descendants of the Shoshone Indians were the fist inhabitants of the land that is now known as San Clemente. The Shoshone lived near the coast and in the local foothills. The ocean, abundant with sea life, provided a valuable source of food, tools, and ceremonial items. The Shoshone seasonally moved inland to harvest acorns, berries, and other plants used for foods and medicines.

The native Indian influences faded in 1775, when the mission was built in San Juan Capistrano, seven miles north of San Clemente. At this time, San Clemente was used by the mission for cattle pasture land. Near the end of the mission's period of influence, the rancho era was in its heyday. The rancho owners soon replaced the padres as the principal traders with sea vessels and other commercial activity along the coast. In 1834, the last Mexican governor of California, Pio Pico, deeded the mission lands to private individuals.

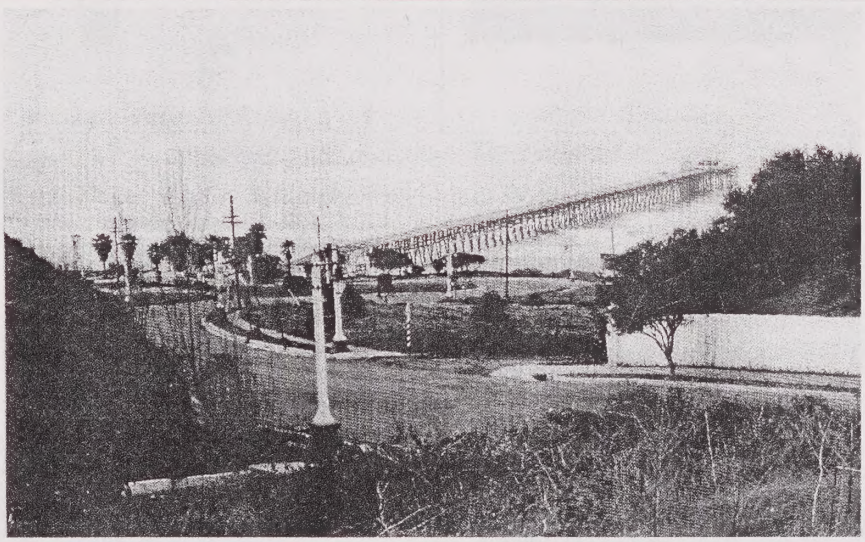
The San Clemente area changed hands a number of times, being utilized for ranching and coastal grazing purposes, before being purchased by a syndicate headed by Hamilton H. Cotton in 1924. Having previous associations with Hamilton H. Cotton and the Rancho Los Desechos area, Ole Hanson expressed his dream for a planned village to be built on the site, and entered into a partnership with Cotton. Hanson's concept was to create a Spanish Village-by-the-Sea, where the entire city would be a park. The site would comprise 2,000 acres, with the grading of streets to fit into the natural contour of the land. As a condition to the purchase of residential lots, Hanson required all construction plans to be reviewed by an architectural review board to maintain the white stucco and red tile roof Spanish style. Hanson believed beauty to be an asset and intended to "preserve for all time these hills from the heterogeneous mixture of terrible structures which so often destroy the beauty of our cities."

The City of San Clemente was founded by Ole Hanson on December 6, 1925, and property worth over $125,000 was sold to the first San Clemente residents on that day. Hanson began his construction program with an administration building and community clubhouse built in the Spanish style, and the dedication of 3,000 feet of beach to remain free and clear of all encumbrances. After developing bridal paths, which ran along the ocean and back up to the city and hills, Hanson built and deeded over to the city the fishing and pleasure pier. A schoolhouse and its Plaza Park, the Ole Hanson Beach Club, and land designated for an 18-hole golf course were also dedicated to the city. Growth continued in San Clemente and by 1928, when citizens voted for incorporation, there existed more than 500 buildings and over 1,000 permanent residents. Ole Hanson also built his ocean view home, later named Casa Romantics, on the bluffs overlooking the pier. Hanson's vision of the Spanish Village-by-the-Sea had been achieved and exists today in the rolling hills, downtown, and ocean beaches of San Clemente.

San Clemente has had a long history of coastal recreational activities, from swimming and surfing to fishing and community events. From the time the pier was constructed in 1928, until the completion of the Dana Point Harbor, a fleet of fishing boats was anchored at the pier for the convenience of sportsmen who were later involved in establishing the San Clemente Yacht Club. Sportfishing was very popular in the initial years of San Clemente. Aside from private gatherings on the beach, community sponsored activities included the annual lighting and decorating of a huge Christmas tree

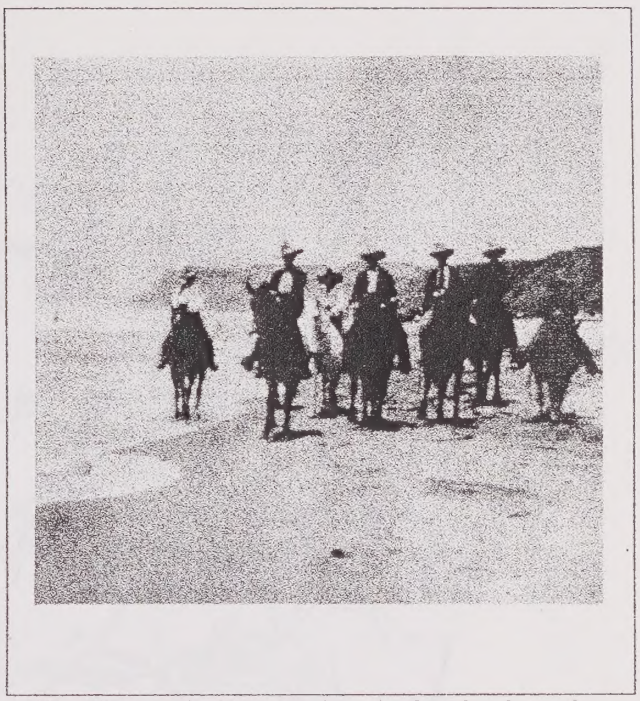
erected on the beach and the annual Fourth of July citywide celebration at the pier. Today, the community still holds a number of community events on the beach, including the Fourth of July fireworks show and the Ocean Festival during the month of July.

San Clemente's beaches have been well known since the 1940's for their quality waves and surf. The sport of hardboard surfing generated considerable interest in its early days as a healthy recreational activity, leading to the formation of organizations such as the San Onofre Surf Club and the T-Street Surf Club. The San Clemente Surf Club began in the 1960's at the municipal pier, where surfing events and contests were held, including the "Surfcapades." During the 19708s, surfing continued to grow and conflicts with swimmers became more prevalent, eventually leading to designated "surfing only" areas. Today, San Clemente maintains its surfing heritage and continues to produce excellent surfers, evidenced by national surfing titles won by San Clementeans in 1990, 1991 and 1992.



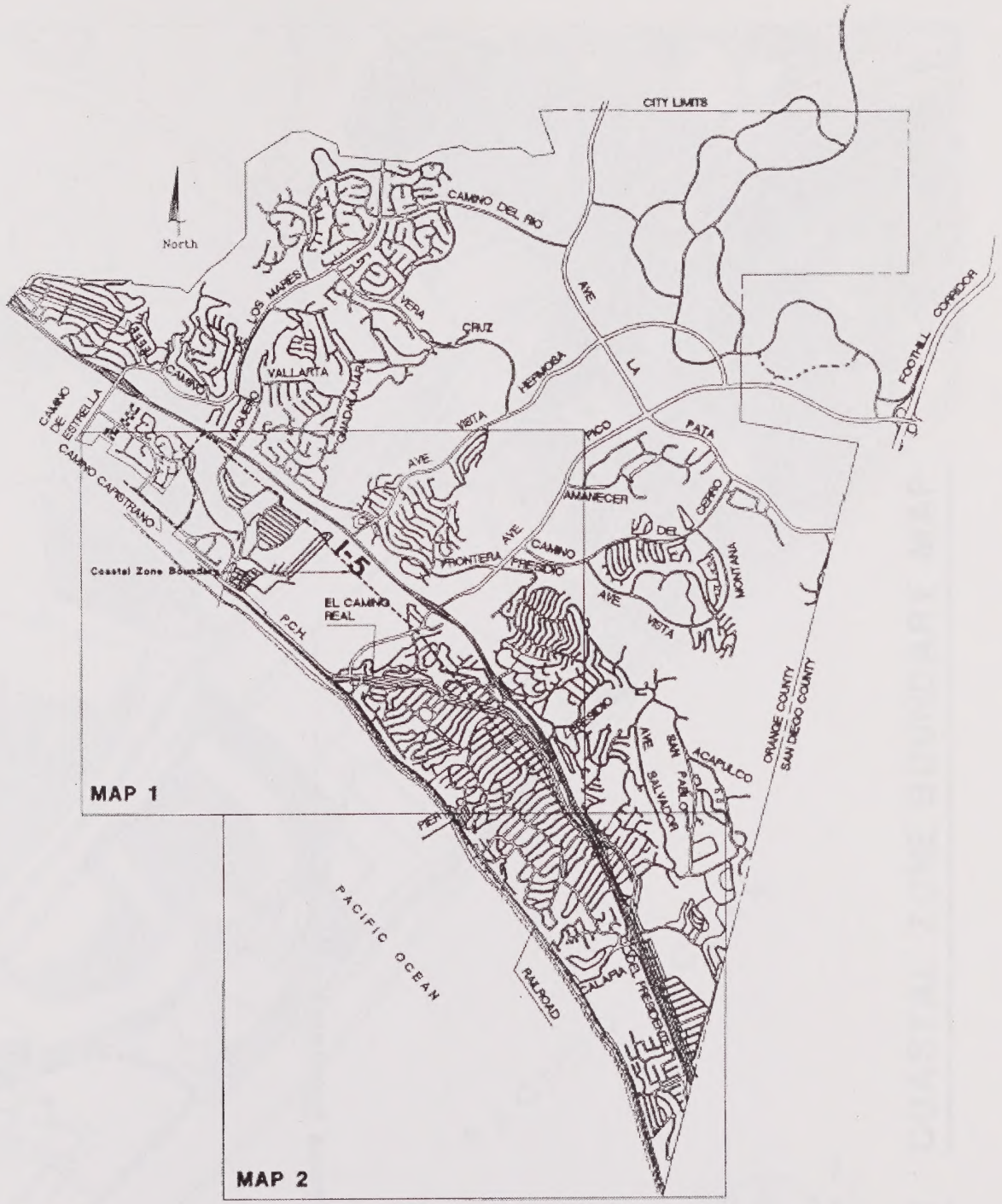
The Municipal Pier in 1930

Fisherman with his catch circa early 1930's



The Hanson family on a horseback ride along the beach circa 1928

San Clemente's first train stop was located at North Beach circa early 1930's



COASTAL ZONE BOUNDARY MAP
INDEX MAP

FIGURE 1-1

MAP 1 COASTAL ZONE BOUNDARY MAP

MAP 2 COASTAL ZONE BOUNDARY MAP

AREA C – PRESIDIO/CENTRAL (Access Points 7 through 12)

The Presidio/Central Area includes those beach areas immediately west of the traditional downtown or central area of the City of San Clemente. There are more access points (six) in this area than in any other sector of the City. Three of the access ways (Linda Lane Park, Municipal Pier, and T-Street) lead to the City's most popular and highly developed concentration of beach improvements.

The Avenida Presidio and El Camino Real I-5 Freeway exits provide the most direct means of access to the beach in the Presidio/Central area. The Avenida Palizada interchange can also be used to reach the area, and is particularly convenient to reach the facilities at Linda Lane Park. Avenida Palizada and Avenida Presidio interchanges are two way, "paired ramp systems, each having the two ramps which the other does not have. The El Camino Real ramp system is a full four way diamond interchange.

Local access is provided by a number of connector streets, all of which intersect El Camino Real. Although all streets which cross El Camino Real lead toward the beach, seven streets provide the most direct access. These streets are: Avenida Palizada, Avenida Del Mar, Avenida Granada, and Avenida Victoria (all of which are located in the central core of San Clemente's commercial downtown area), Avenida Barcelona, Esplanade, and Paseo de Cristobal.

The six access points within the Presidio/Central Area are shown in Figure 2-5.

- Access Point 7: Linda Lane Park

  Linda Lane Park was constructed by the City of San Clemente in 1975 (see Figure 2-12). The park facilities provide excellent parking and beach recreation opportunities. There are approximately 135 parking spaces in the Linda Lane area. Recreation facilities within the park include a children's play area and a picnic area. The recreational facilities on the beach, coined "Second Spot" by the locals, includes two volleyball courts and restrooms. Vehicular access to Linda Lane is provided by Linda Lane itself (which is one way westbound). Beach and park users exit via Mecha Lane (one way northbound), which intersects Avenida Marquita. The Pier Bowl Specific Plan recommends that Linda Lane Park be redesigned to relocate the recreational uses closer to the beach front and move the parking lot further up the canyon (see the Pier Bowl Specific Plan).

  Most people access this beach at-grade over the railroad tracks without the benefit of a safe control crossing. The beach can also be accessed by a large storm drain tunnel under the railroad right-of-way. The storm drain is

often filled with debris and water. There is also an approved access that will lead from Arenoso Lane to Linda Lane Park. This walkway will be constructed with the development of the Arenoso Lane condominium project.

- Access Point 8: Corto Lane

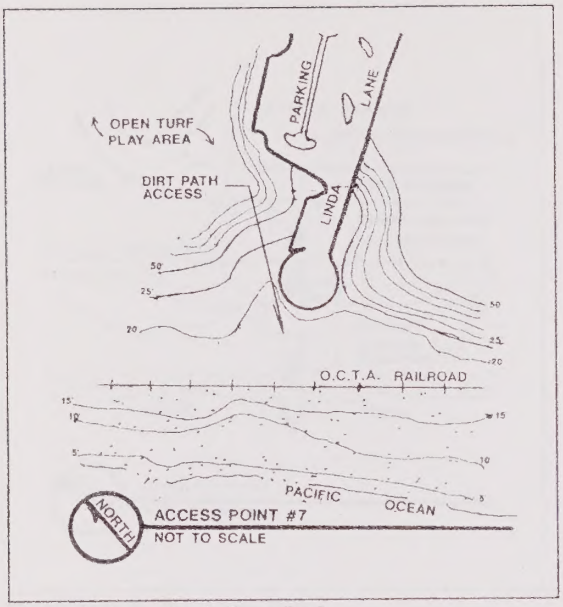
  Corto Lane access is located on Corto Lane, a short street with a cul-de-sac at the end. The access is located between two large condominium projects and leads to a long stairway that makes its way down the coastal bluff. The beach access is an at-grade crossing. This access point leads to the beach called "Second Spot" (see Figure 2-13).

- Access Point 9: Municipal Pier

  The Municipal Pier access is in the Pier Bowl, a City Redevelopment Project Area (see Figure 2-14). This access is located at the base of the Municipal Pier adjacent to commercial shops, train and bus stops, a park, the beach and the Marine Safety Headquarters. The beach is very popular for surfing, body boarding, swimming, and sunbathing. The pier offers fishing and scenic walks, as well as a small concession and bait-and-tackle shop at the end and the Fisherman's restaurant, bar, and beach concession stand at the base. The Pier Bowl area is also known for its special community events--such as the Fourth of July fireworks show, the Chowder Cook-Off, and the Ocean Festival. Due to the diversity of attractions in the Pier Bowl, the Municipal Pier access receives the highest use of any access in the City.

  The Municipal Pier access can be reached by a number of routes through San Clemente. The most direct route is provided by Avenida Del Mar and Avenida Victoria, turning west from El Camino Real. The configuration of Avenida Del Mar and Avenida Victoria form the "bowl" of the pier area, and are the main components of the roadway network in the vicinity. Avenida Granada, Avenida Rosa, and Avenida Algodon also provide convenient access to the Pier Bowl by connecting with Avenida Del Mar and Avenida Victoria west of El Camino Real. Access to the Pier Bowl is also available by bus and by established bicycle routes. A future beachwalk is planned that will connect the Pier Bowl with T-Street and North Beach.

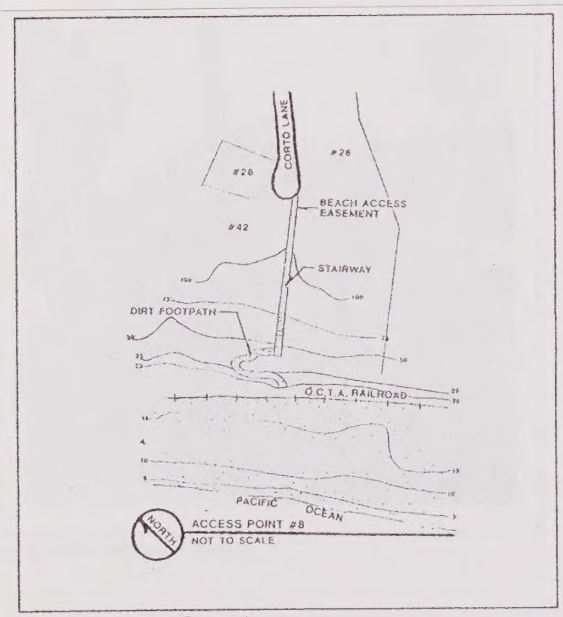
FIGURE 2-12



Access Point 7- Linda Lane Park

Parking lot and turf area

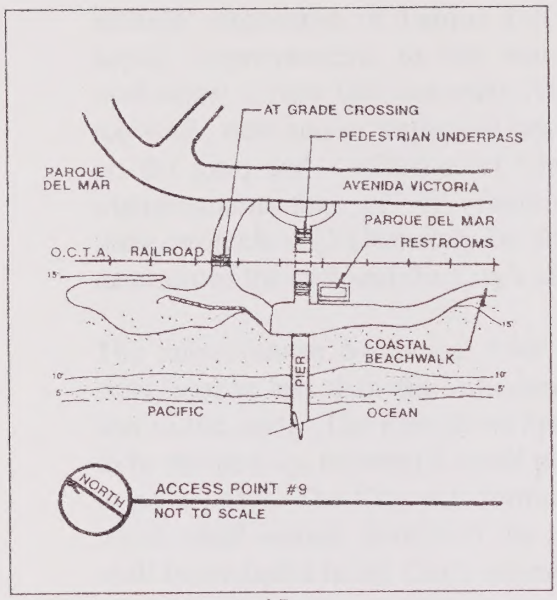
FIGURE 2-13



Access Point 8 - Corto Lane

At-grade crossing

FIGURE 2-14



Access Point 9 - Municipal Pier

Lifeguard station on the pier

At-grade railroad crossing

Pedestrian underpass

The Pier Bowl Specific Plan calls for extensive public improvements and development of a mix of tourist related commercial, recreational, and residential uses. The public improvements proposed in the Specific Plan include: expansion of Parque Del Mar; possible enhancement of the train depot; improvements to the main entrance to the pier; new pedestrian walkways; a park that connects Avenida Victoria to Coronado Lane; a bluff top walk, new and/or improved beach accesses; new recreational development on the pier; and a redesign of Linda Lane Park. These projects are capital improvements that will be coordinated by the City. The implementation of these projects will ultimately be dependent on a design feasibility study that determines the cost and the City's ability to finance the projects.

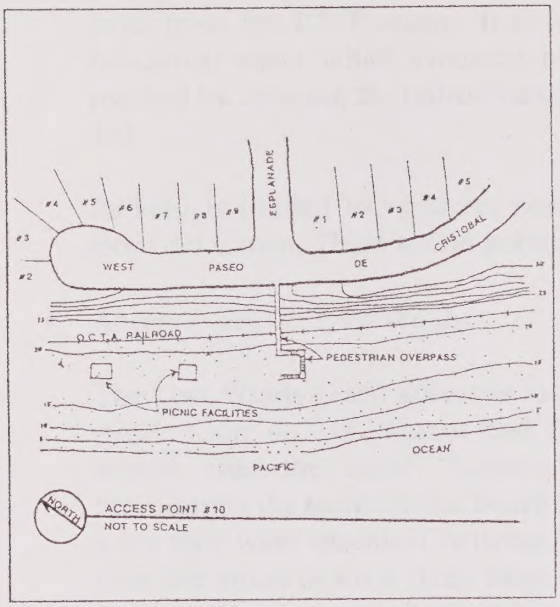
The subterranean Municipal Pier access under the railroad tracks is used significantly less than the vehicular at-grade crossing located a few hundred feet to the north. The Pier Bowl Specific Plan calls for the underpass entrance to be opened up, creating a small plaza and making the entrance more inviting to pedestrians. The City will formulate a Specific Plan for the Pier Bowl area which shall include details of the proposed improvements. The Specific Plan shall be included in the City's submittal of the Implementation Plan.

- Access Point 10: T-Street

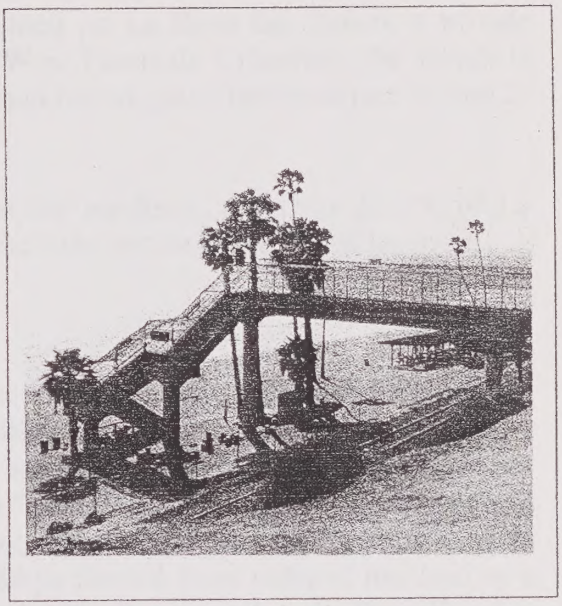
The T-Street access is located at West Paseo de Cristobal, which can be reached by the Avendia Presidio exit from the 1-5 Freeway, using either Esplanade or West Paseo de Cristobal from El Camino Real. The means of access is a pedestrian railroad overpass from an on-street metered parking area which accommodates approximately 150 cars (see Figure 2-15). The concrete overpass was constructed in 1981 for safe pedestrian access over the railroad tracks. Public facilities on the beach at T-Street include restrooms, showers, fire pits, and picnic tables. There are no commercial recreational facilities in the immediate vicinity.

The bluffs overlooking T-Street include a bluff top walk with benches overlooking the coast. The public improvement section of the Pier Bowl Specific Plan includes a plan to connect the T-Street bluff top walk to Parque Del Mar in the Pier Bowl and to add a beach access at the bottom of Trafalgar Canyon. In addition, there are plans to build a beach walk that would connect T-Street with the Pier Bowl and North Beach.

FIGURE 2-15

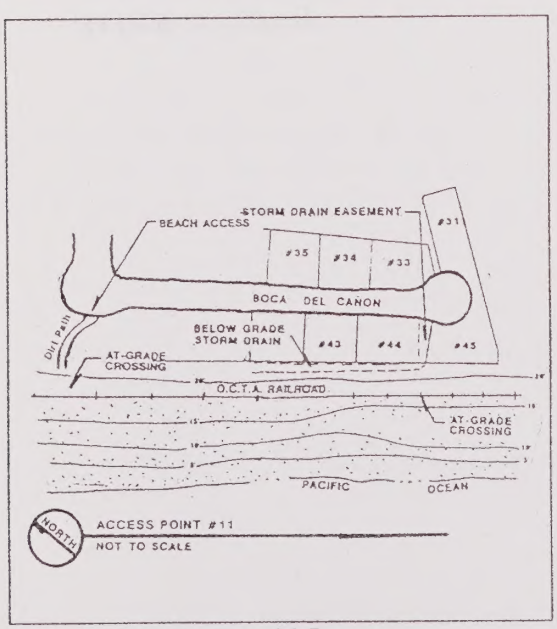


Access Point 10 - "T" Street

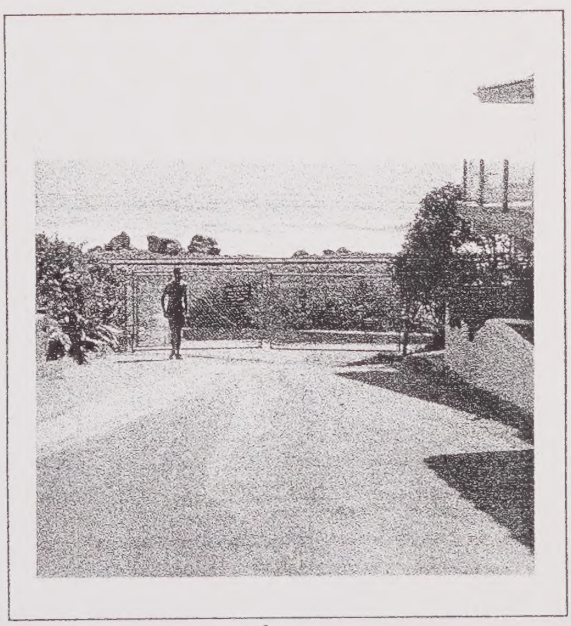


Pedestrian overpass to the beach

FIGURE 2-16



Access Point 11 - La Boca del Canon



Gate access to an at-grade crossing

- Access Point 11: La Boca del Canon

  This private access is reached by either Avenida Presidio or El Camino Real exits from the I-5 Freeway. It is located on La Boca del Canon, a private residential street which connects to West Paseo de Cristobal. The beach is reached by crossing the railroad track via two at-grade locations (see Figure 2-16).

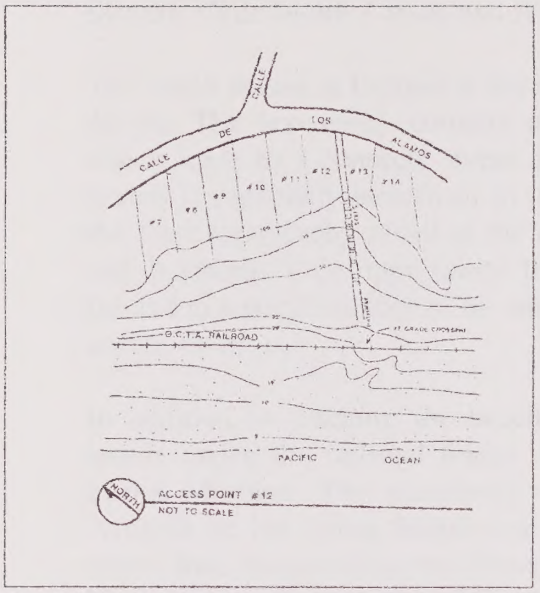
  Parking is limited to on-street spaces for residents, and their guests, of La Boca del Canon. There are no public facilities on the beach at this location.

- Access Point 12: Lost Winds

  The Lost Winds beach access is located 435 feet south of Leslie Park, off the streets Calle de Los Alamos and Calle Lasuen (see Figure 2-17). Originally named after the street "Lasuen," mispronunciation over the years has transformed the name of this beach to "Lost Winds." The Lost Winds access is a ten foot wide easement between two residences with a dirt path that leads from the street down a steep slope. Steps formed from railroad ties lead to a dirt path that slopes gradually down a small valley to the beach. The railroad is crossed at-grade, and there are no public facilities on the beach. Parking at both Leslie Park and Calle de los Alamos is limited to on-street spaces.

  The Lost Winds access is located within a residential area, and for this reason, it is used primarily by local residents of San Clemente. Lost Winds is a popular surf break.

FIGURE 2-17



Beach Access 12 - Lost Winds

Lost Winds at-grade crossing

AREA D – CALAFIA/SOUTH (Access Points 13 through 18)

This area comprises almost one-half of San Clemente's two mile coastline. The area extends from a public access known as "Riviera" (see Figure 2-5) to the southern boundary of the City, which is also the Orange/San Diego County line. Area D contains one improved public access, the San Clemente State Beach Park, and two private access points. Bluffs approximately 100 feet high characterize the shoreline in this area and greatly restrict beach access. At the southern portion, the height of the bluffs gradually decreases.

The northern portion of the Calafia/South Area can be reached from the San Diego Freeway I-5) by exiting at the Avenida Calafia interchange. To reach the two southernmost access points, the most direct route is the Cristianitos four way interchange, constructed in 1981.

Four access points have been identified in this area:

- Access Point 13: Riviera

  The Riviera access is shown on Figure 2-18. It is a municipally maintained public access which primarily serves surrounding residential development.

Located in a small canyon, the access is somewhat isolated. There are no public facilities on the beach. The beach is very popular among local surfers and sunbathers. Vehicular access is off South Ola Vista via Avenida de la Riviera, Calle Monte Cristo, and Avenida la Costa to Plaza a la Playa.

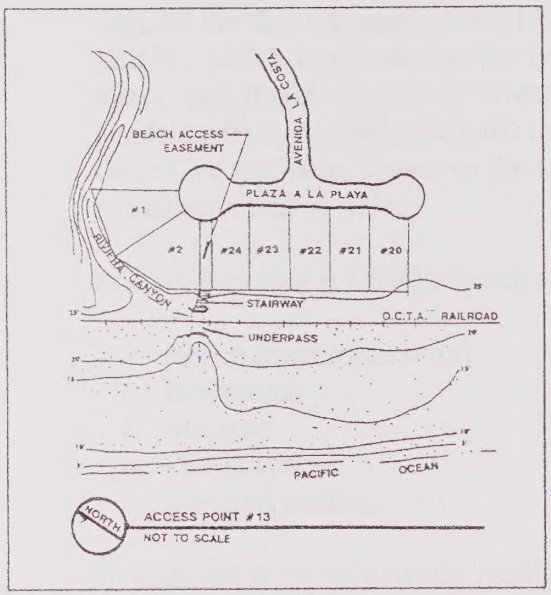
The beach access is located at the northern portion of the Plaza a la Playa cul-de-sac. The accessway consists of a short concrete footpath and stairway, which leads to a concrete storm drain tunnel under the railroad tracks. This access is especially beneficial in that the location of adjacent residences and the local topography result in the tunnel being the easiest route to the beach, and it affords little opportunity for dangerous at-grade crossing. Parking is limited to a small number of on-street spaces. There are no signs indicating the access location.

In addition to reaching the beach from Plaza da la Playa, the storm drain tunnel under the railroad tracks can also be reached from Avenida de los Lobos Marinos. The accessway follows a footpath from a vacant lot on Avenida de los Lobos Marinos to the bottom of the canyon, then along the storm drain easement approximately 400 yards to the tunnel (see Figure 2-18). This route to the beach is difficult to find, has a steep decent and is not an improved path. As such, it is most frequently used by local children and teenagers.

- Access Point 14: Montalvo

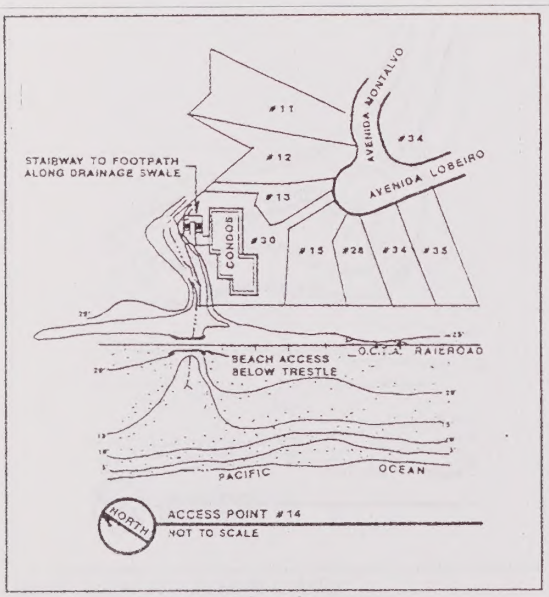
This access point is located where the street Avenida Montalvo changes into Avenida Lobeiro (see Figure 2-19). The portion of this access extending from the street to the canyon bottom was required as a condition to the Sea Point Villa's development. An additional easement to complete the access over private property within Montalvo Canyon was obtained by the City. The access point is taken off Avenida Montalvo, along the eastern side of the Sea Point Villa project. A stairway leads to the bottom of
Montalvo Canyon, where a small bridge extends over the drainage in the canyon bottom, and a footpath follows the canyon to the beach. Access is taken under a train trestle. This access is limited to daytime use and is not accessible during, or for several days after, a moderate to heavy rain. The access point is difficult to find and for this reason is used mainly by the residents in the area (see Figure 2- 19).

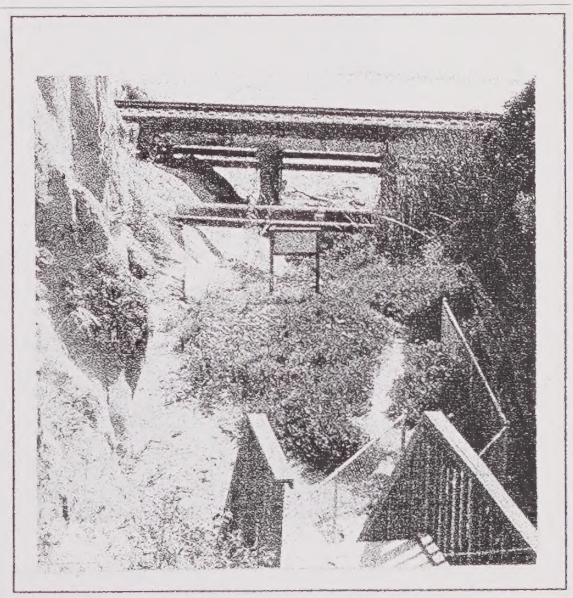
FIGURE 2-18



Access Point 13 - Riviera

FIGURE 2-19





Access Point 14 - Montalvo

- Access Point 15: Avenida Calafia - San Clemente State Beach

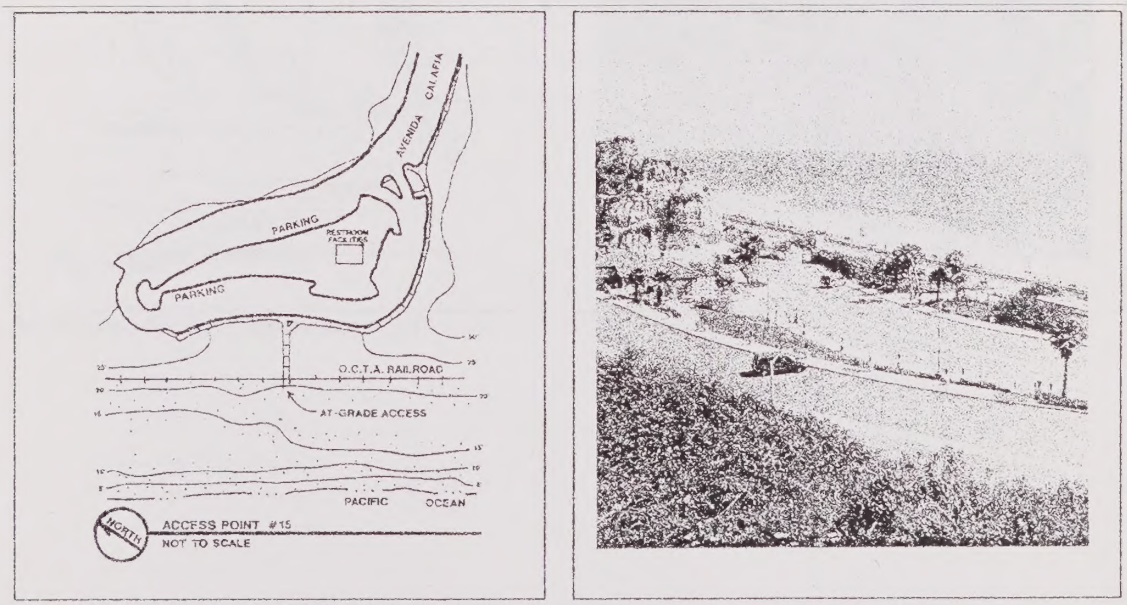
The third beach access point in the Calafia/South Area is at the northwestern edge of the San Clemente State Beach (see Figure 2-20). Access via Avenida Calafia, which terminates at the beach. Avenida Calafia is one of the most direct, and therefore easiest, routes to the shoreline. Pedestrian access is also available from Avenida Lobeiro through Calafia Park. Calafia Beach Park is owned by the State, leased to the County of Orange and subleased to the City to maintain and operate.

Present facilities at Calafia Beach include:

- Beach concession stand
- Restrooms
- Showers
- Picnic tables
- Metered parking

In addition to these existing facilities there are plans to provide a train signal with a warning bell and a ramp to the beach.

FIGURE 2-20

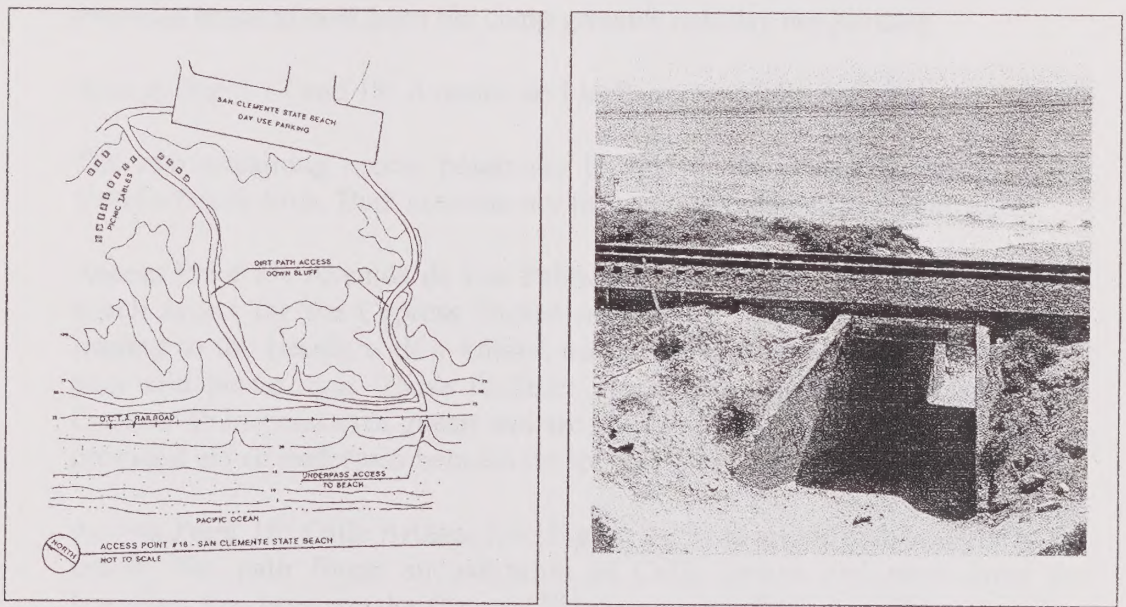


Beach Access 15 - Avenida Calafia

- Access Points 16: San Clemente State Beach

Access to the San Clemente State Beach is taken off Avenida Calafia where it intersects with a road accessing the campgrounds and beach area. San Clemente State Beach consists of 6,000 feet of ocean frontage (see Figure 2-21) and contains 110 acres of beach and upland area. Perpendicular sandstone cliffs, 70 feet in height, face the ocean beach. The sandstone cliffs found in this area provide an excellent example of the area's ancient submarine landscape and are often used by local colleges and high schools for geology field studies. The campground is located on an uplifted marine terrace at about the 100 foot elevation contour. The bluffs and terrace are interrupted by many deeply eroded canyons and arroyos.

FIGURE 2-21



Beach Access 16 - San Clemente State Park

Present facilities at San Clemente State Beach include:

- Group camp
- Campsites
- Trailer sites with connections
- Picnic sites
- Day use parking spaces
- Beach lifeguard facilities
- Park office and facilities

The City maintains metered parking spaces on Avenida Calafia. No improved railroad crossing is found at this site; the railroad track is crossed at-grade at a number of places adjacent to the parking area. There is a beach concession stand, restrooms, and showers located in the Calafia Parking Lot.

A tunnel from a parking lot located at the top of the bluff within the State Park provides beach access from the camp grounds and day use parking.

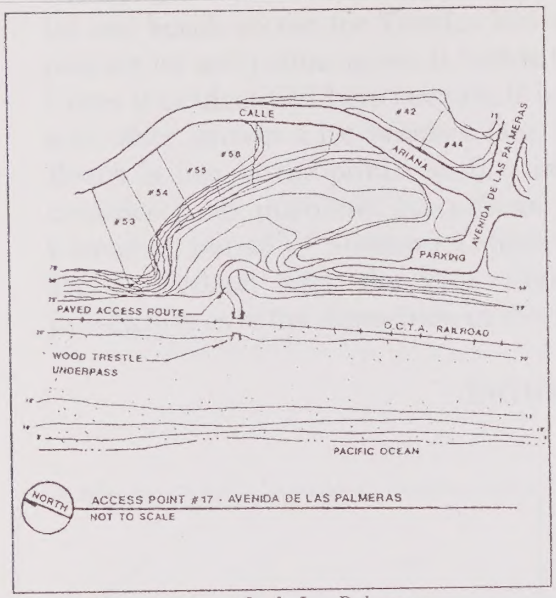
Access Points 17 and 18: Avenida de Las Palmeras/Calle Ariana

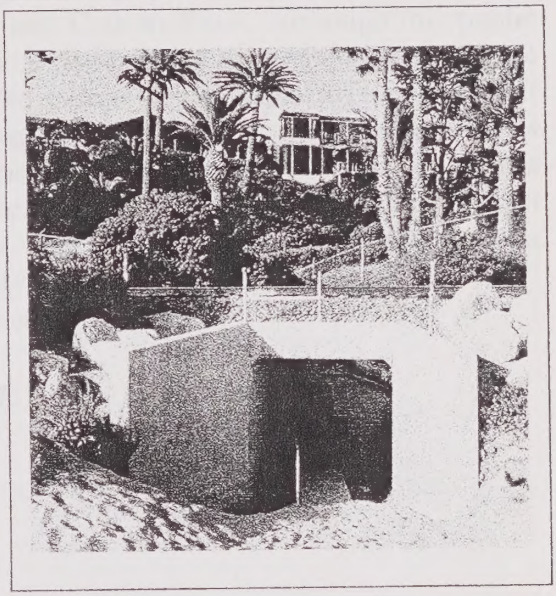
The two remaining access points are located in the southern portion of the Calafia/South Area. Both accesses are privately maintained and controlled.

Access Point 17, Avenida de Las Palmeras, (see Figure 2-22) is the principal beach access for the Cypress Shores community. There is a paved roadway leading to the beach, with a limited number of parking spaces, a clubhouse, park and picnic area. These facilities are used exclusively by residents of Cypress Shores and their guests and are not open to the public. Beach access is provided via an underpass beneath the trestle.

Access Point 18, Calle Ariana, (see Figure 2-23) is a foot path leading to the beach. The path forms an extension of Calle Ariana and runs along the boundary line between the Cypress Shores community and the Casa Pacifica. There are no beach facilities at this location. This site is for the exclusive use of residents and guests of the Cypress Shores community. The railroad tracks are crossed at-grade, which is dangerous because of the high speed of the trains at this point and the curve of the railroad tracks.

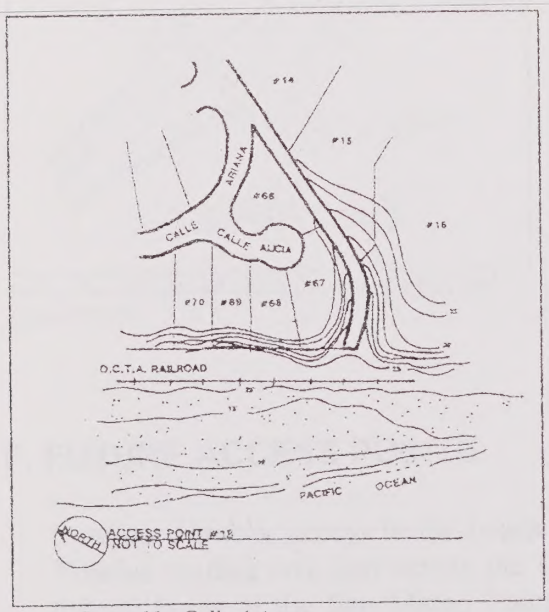
FIGURE 2-22





Access Point 17 - Avenida de Las Palmeras

FIGURE 2-23

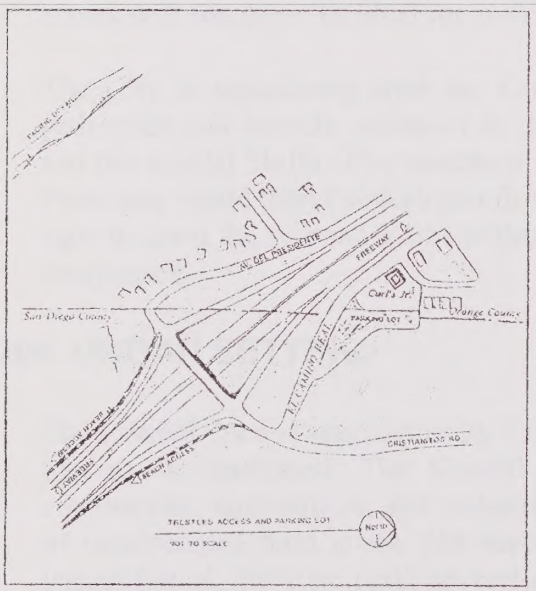


Access Point 18 - Calle Ariana

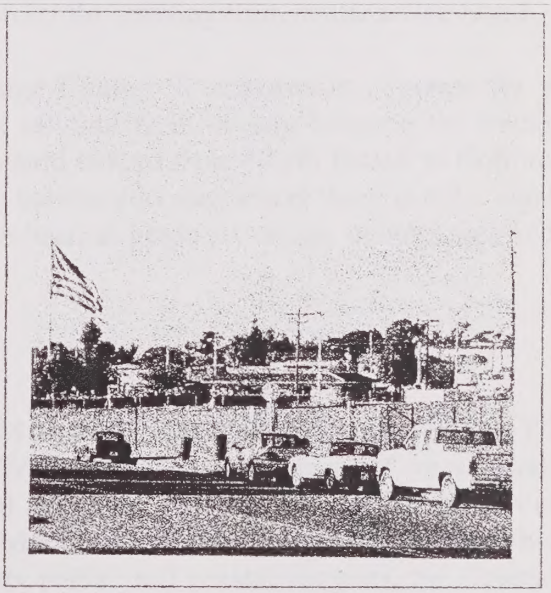
E. ACCESS OUTSIDE CITY LIMITS

Located just south of the City and Orange County boundary is the public parking lot and beach access for Trestles Beach and Cottons Point. Although this public parking lot and public access is within the jurisdiction of the United States Marine Corps it is identified here because it is the closest public access to Cottons Point and other private City beaches (see Figure 2-24). Cottons Point and Trestles Beach is one of the primer surfing areas in southern California and as such is considered an important recreational resource for not only the City of San Clemente, but all of Southern California. Since this parking lot and access point are on Federal land, the City, County and State Agencies have no direct jurisdiction over the disposition of this property at present.

FIGURE 2-24



Public Parking Lot and Beach Access to Trestles and Cottons Point



Public Parking Lot

F. FUTURE ACCESS POINTS

Continued public access to the beach south of Avenida Calafia, in particular the Trestles surfing area just across the County line, is largely dependent on use of federal lands at the San Mateo Point Coast Guard Station (the Loran Station). State and local agencies have no direct jurisdiction over disposition of this property at present. Moreover, there is no means of ascertaining whether the

federal government has plans for the property which would interfere with, or obstruct, public access. The Marine Corps officer housing project recently approved for development at San Mateo Point retains the public access as a part of the plan.

Development conditions have been imposed by the City of San Clemente on the Cottons Point project which will assist in ensuring public access to the Trestles in the event access through the Coast Guard Station is lost. The City has required an irrevocable offer of dedication for a 15 foot access easement along the eastern boundary of the project which will be valid until the year 2004. The City will not accept the offer until and unless the existing access across the Coast Guard property (or other adequate public access in the immediate vicinity) is no longer available to the public or is unreasonably restricted for public use.

With the construction of the T-Street/Parque Del Mar bluff top walk, there will be a new secondary access point developed at the mouth of Trafalgar Canyon. This access will run from the bluff top trail under the existing train trestle to the beach.

The City is negotiating with the Orange County Transportation Agency for a pedestrian and bicycle easement in the railroad right-of-way between the tracks and the coastal bluffs. This easement would extend from North Beach to Cottons Point and would direct pedestrians from current accesses where there is not a legal right to cross the railroad tracks to those legal at-grade crossings, underpasses and overpasses.

206. URBAN SETTING

The Coastal Zone is approximately 2,058 acres in area, of which approximately 80 percent is developed. The Coastal Zone includes a mixture of residential, commercial, recreational, and industrial development. The last significant parcel of undeveloped land is the 253 acre Marblehead Coastal site. Aside from this vacant parcel, the state park, several city parks, and coastal canyons, the Coastal Zone consists of residential, commercial, or industrial development.

A. EXISTING DEVELOPMENT

Single family residential uses are concentrated within the southern portion of the Coastal Zone and an area in the northern section referred to as "Shorecliffs." Medium to medium-high density residential units are concentrated in an area west of El Camino Real and north of Avenida Trafalgar; the majority of the City's affordable housing is located within this area. The City's highest density residential units are located in the Pier Bowl area.

Commercial uses in the Coastal Zone are primarily categorized as general commercial, consisting of neighborhood shopping facilities, specialty and visitor serving retail, restaurants, bars, and other commercial facilities. Approximately 20 percent of the general commercial use is office related; 15 percent is automobile related services; and 7 percent is hotel, motel, or other type of lodging use.

Most of the commercial uses in the Coastal Zone are concentrated along El Camino Real and Avenida Del Mar. In general, these commercial uses exhibit the following distribution pattern: specialty retail uses along Avenida Del Mar and the lower end of Avenida Victoria; office uses along El Camino Real and Avenida Del Mar; and auto related and general retail uses along El Camino Real and Calle de Los Molinos.

Industrial, manufacturing, distribution, and auto repair uses are located in the northern end of the Coastal Zone near the City Water Reclamation Plant. The majority of these uses are concentrated along Los Molinos.

B. FOCAL AREAS

Del Mar Business District

Within the Coastal Zone there are three focal areas: the Pier Bowl, North Beach, and the Del Mar Business District. The Pier Bowl and North Beach areas are considered the primary recreational and entertainment centers of San Clemente. The City has developed Specific Plans for both of these areas. The Pier Bowl Specific Plan and the Pico Corridor Specific Plan include development standards, land uses, design guidelines, and public improvements that are intended to enhance recreational and entertainment amenities within these areas. The City is preparing specific plans for the pier Bowl and Pico Corridor which shall be submitted with the implementation plan portion of the LCP.

The Del Mar Business District is a pedestrian oriented shopping area used by both the local residents and visitors. This area is a unique mixed use zone of residential, office, and commercial uses and is considered the City's traditional, historic downtown. The downtown area is also the site of the City's Annual Fiesta.

207. RECREATIONAL RESOURCES

Ole Hanson realized recreational spaces and opportunities are an important aspect in providing a high quality of life for the citizens of San Clemente. Perhaps the greatest recreational asset of San Clemente is its coastal setting, enjoying a sunny Mediterranean climate with mild winters and warm summers. The vast open space areas along San Clemente's eastern, southern, and western borders (Camp Pendleton, Cleveland National Forest, and the Pacific Ocean) have helped to maintain its small town character and enhanced its recreational opportunities. The beaches, parks, and community focal areas within San Clemente's Coastal Zone provide a wide range of recreational opportunities. This section describes San Clemente's most valuable recreational resources. Figure 2-25 identifies the location of recreational amenities in the Coastal Zone.

Paddleball player at the pier

A. MUNICIPAL PIER

With the development of San Clemente, Ole Hanson provided a-number of recreational facilities. Two of these facilities within the Coastal Zone, the Municipal Pier and the Ole Hanson Beach Club remain in use today. The quarter mile long Municipal Pier was built as a gift to the community in 1928. The Municipal Pier has been destroyed by large surf and rebuilt several times, most recently in 1983. The primary recreational use of the Pier is for fishing and for quiet strolls to enjoy the beautiful setting and sunset. At the base of the pier is the Fisherman's Restaurant and Bar.

B. OLE HANSON BEACH CLUB

The Ole Hanson Beach Club and swimming pool was also built in 1928, and has since been a focal area for recreational activities for San Clemente. The Beach Club is situated at North Beach on Avenida Pico and Boca de la Playa. The Beach Club has two meeting rooms, two outdoor terraces, showers, bathrooms, kitchen facilities, a six lane 25-yard pool and an instructional pool. The Beach Club is used for a variety of uses including: open lap swimming, recreational swimming, swim lessons, scuba, water aerobics, recreational classes, City meetings, and for weddings and receptions.

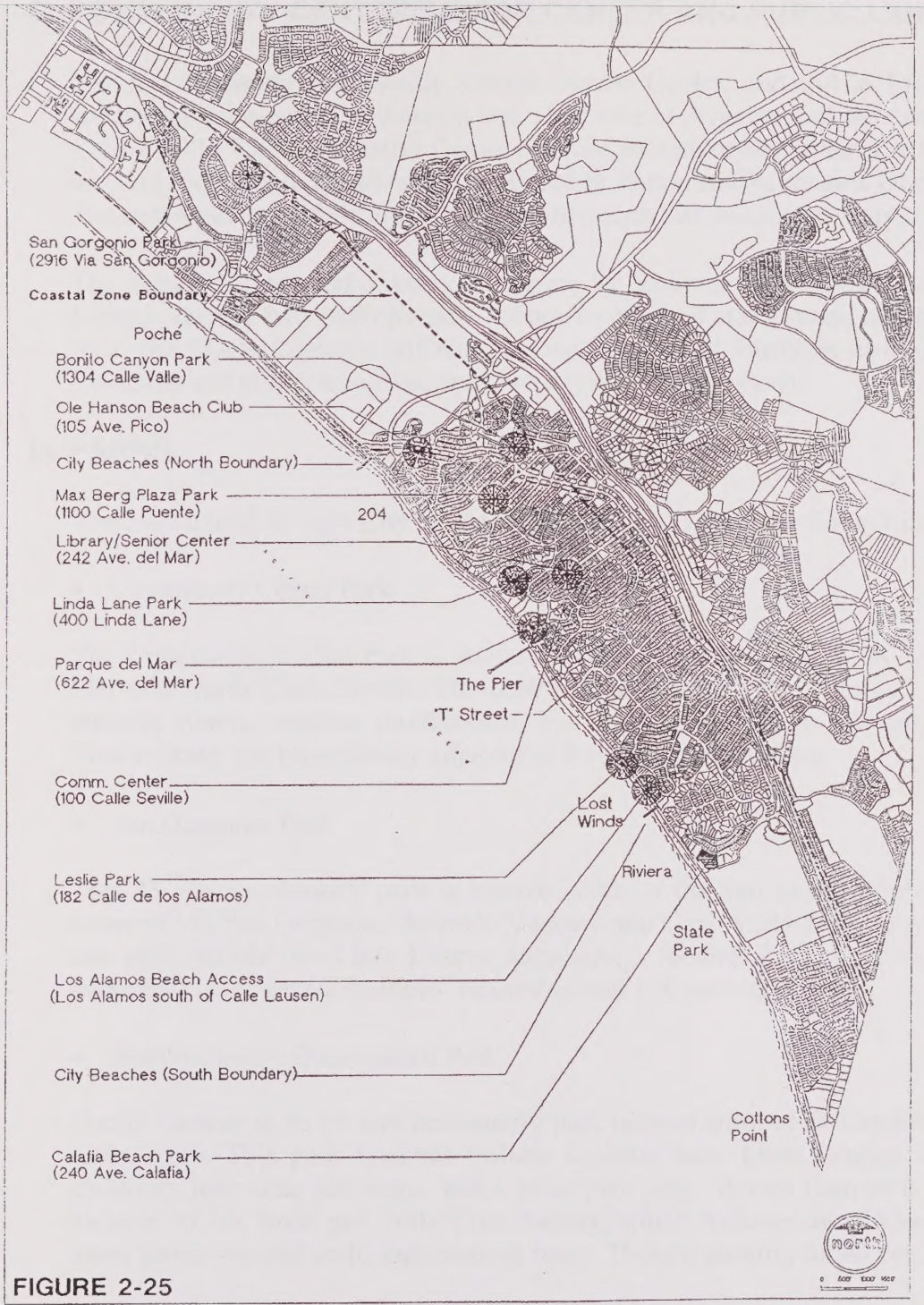


FIGURE 2-25

CITY OF SAN CLEMENTE

RECREATIONAL RESOURCES

C. COMMUNINITY CENTER/SENIOR CENTER AND PUBLIC LIBRARY

The San Clemente Community Center, Senior Center, and Public Library are situated in the heart of downtown San Clemente at Avenida Del Mar and North Calle Seville. The Community Center contains an auditorium, kitchen, art gallery, meeting rooms, and the offices of the Beaches, Parks, and Recreation Department. The surrounding grounds offer shuffleboard courts and passive open space area.

The Senior Center and Library Complex, in addition to housing the County Library, include two multi purpose rooms, an arts and crafts room, and a kitchen area. The Senior Center is utilized for a wide variety of functions such as dining, films, arts and crafts, meetings, and a variety of other functions.

D. PARKS

There are a total of eight City operated parks located within the Coastal Zone:

- Community Center Park

The Community Center Park is located at the northeast corner of Avenida Del Mar and North Calle Seville. The park has an area of 1.75 acres and includes meeting rooms, outdoor shuffleboard, and a grass play area. The library and Senior Center are immediately adjacent to the Community Center.

- San Gorgonio Park

This 23 acre community park is located south of the San Diego Freeway (I-5) between Via San Gorgonio, Avenida Vaquero and Calle Vista Torito. Facilities at this park include two Little League diamonds, a football field, a soccer field, a basketball court, picnic facilities, restrooms, and 130 parking spaces.

- Bonito Canyon Bicentennial Park

Bonito Canyon is an 11 acre community park located north of El Camino Real at Calle Valle. This park facilities include a picnic area, Little League diamond, children's play area, restrooms, and a grass play area. Bonito Canyon is also the location of the Boys and Girls Club facility, which includes two indoor gyms, game room, arts and crafts and meeting room. There is parking for 60 vehicles.

- Max Berg Plaza Park

  This 3.62 acre neighborhood park is located in the block surrounded by El Prado, Calle Puente, Avenida Aragon, and Avenida Del Poniente. The park contains a children's play area, rose garden, fountain, restrooms, and grass play area.

- Linda Lane Park

  Linda Lane Park is a four acre site located within the Pier Bowl and Linda Lane, adjacent to the beach. Recreational amenities include coastal access, swings and creative play equipment, picnic tables, benches, grass play area and metered parking.

- Parque Del Mar

  Parque Del Mar is located in the heart of the Pier Bowl Area. This park primarily serves as an extension of the pier and beach facilities. The Parque Del Mar is a linear park that extends from the Beachcomber Hotel to the base of the bluff below the Casa Romantics. Parque Del Mar includes the main entrance to the Municipal Pier, the Amtrak Station, picnic tables, and passive open space.

- Leslie Park

  Situated between Calle de 10s Alamos and the Coastal Bluff, Leslie Park is a 4,500square foot pocket park. The park is divided into two viewing levels, which are connected by a walkway and set of stairs built in 1980. There is no beach access from this park. Leslie Park provides panoramic views up and down the coast from the top of a steep cliff.

- Calafia Beach Park

  Calafia Beach Park is located at the end of Avenida Calafia at the mouth of a coastal canyon. The lower portion of this park includes coastal access, bathrooms, showers, and a beach concession facility. A portion of this park is located on the coastal bluff overlooking the beach and parking area. This area includes passive open space with benches and scenic vistas.

E. SCHOOLS

Three existing schools are located within the City's Coastal Zone and provide active recreation areas:

- Concordia Elementary School

  This school is located west of Avenida Presidio and south of the San Clemente State Park boundary and contains a baseball diamond and children's play area.

- Las Palmas Elementary School

  Located on Calle Puente between Del Poniente and Avenida Aragon, this school has a baseball diamond, soccer field, and children's play area.

- Shorecliffs Middle School

  Located at 240 Via Soccoro, the school includes basketball and volleyball courts, track and a sports field.

F. BEACHES

Located between the Dana Point Headlands and San Mateo/Cotton's Point is the Capistrano Bight. Within the Capistrano Bight is a southwestern facing stretch of coastline with pristine sandy beaches, four-and-one-half miles of which make up the San Clemente coastline. San Clemente beaches are popular for surfing, body boarding, sun bathing, volleyball, fishing, and other ocean related activities. The beaches within San Clemente are divided into State, City, and private beaches.

- San Clemente State Beach

  San Clemente State Beach includes 6,000 feet of shoreline, and 110 acres of campground area at the southern end of San Clemente's Coastal Zone. The campground facilities accommodate approximately 180,000 visitors a year although the number of campers will fluctuate from year to year based on weather conditions. The San Clemente State Beach campgrounds are one of the most heavily utilized facilities in the State Park system. There are currently 157 camping spaces: 85 family camp sites; 72 with disposal hookups for campers. In addition there is one group campsite that accommodates up to fifty people.

- San Clemente City Beach

The San Clemente City Beach includes two miles, or approximately twenty acres, of coastline. Annually, City beaches receive approximately two million visitors. The number of visitors in any one year is greatly dependent on the summertime weather. The most heavily used City beaches are the Pier Bowl, North Beach, and "T" Street. The Pier Bowl, with its concentration of year round activities, is the City's most popular beach. Some of the facilities on the beach include: the Municipal Pier, volleyball courts, swings, fire pits, picnic areas, beach concession stands, restrooms, and showers.

San Clemente Lifeguard at the Pier

- Private Beaches

Two sections of the City's coastline at the City's extreme northern and southern borders are privately owned, restricting the access and use of these beaches. The northern section of private beach begins at the City's northern border and stretches south approximately one mile. This section of beach is owned by Shorecliffs Homeowners Association, Palm Beach Mobile Home Court, the Capistrano Shores Mobile Home Park, and several private owners. Near the City's southern border is approximately one half mile of beach owned by the Cypress Cove and Cypress Shores Homeowners Associations.

G. SURFING AREAS

San Clemente is a well known surfing area and is the home of many of the world's past, present and future surfing professionals. The surf areas located within or near the City's Coastal Zone are valuable recreational resources that are enjoyed year round. There are a total of eight established surfing areas within the City's boundaries. Perhaps the most well known surfing beaches in the area, are Trestles and San Onofre, located just south of the San Clemente city limits. From north to south the surfing beaches within San Clemente include:

- Pochè - Pochè includes both a reef break and beach break and is located in the northern portion of the City's Coastal Zone.

- 204 – Considered both a rock reef break and a beach break; 204 is located just south of North Beach.

- The Pier - The Pier is a beach break where wave shape is enhanced by the buildup of sand next to the pier. The Pier break is located on the north side of the Municipal Pier. Surfing on the south side of the Pier is prohibited.

Shot from the pier of a surfer enjoying a Mariposa tube

- T-Street - T-Street is a reef break that is located in front of the T-Street overpass. During the summer, surfing is not allowed due to its popularity with body boarders and bodysurfers. Surfing is allowed at the beach break just south of T-Street (named "Beach House").

- Lost Winds - Lost Winds is a beach break that is located in front of the Lost Winds access point.

- Riviera - Riviera is a beach break located adjacent to the Riviera Beach storm drain and access point.

- State Park - State Park is a beach break that is located south of the Calafia Beach access point.

- Cotton's Point - Cotton's Point is located at the very southern edge of the City limits and is an outstanding left point break. The closest public access is the Trestles access (See the discussion under Section 205. E, Access

Outside City Limits) is located outside the boundaries of the City of San Clemente.

H. COMMUNITY EVENTS

San Clemente holds a variety of community events during the year. Some of theses events include:

Ocean Festival - Lifeguard Competition

- The Ocean Festival - Billed as "The Greatest Show on Surf' the Ocean Festival features a variety of ocean related events. Held during the month of July, the Ocean Festival continues to increase in attendance and the number of events since its early beginning in 1977 as a lifeguard competition. In addition to the traditional lifeguard competition, ocean events also include surfing contests and legends presentation, sand castle building contest, ocean related arts and displays, presentations on the history of surfing, music, biathlon competition, swimming contest, junior king neptune and little mermaid competitions, and more.

- The Fiesta - The Fiesta, held during the month of August, is an annual block party event on Avenida Del Mar. During the Fiesta, downtown streets are closed to vehicles and Avenida Del Mar is transformed into a giant stage where the music plays all day long. This carnival atmosphere includes three stages where performers play music that range from country to rock-and-roll. There are also rides and games for children, food, drinks and other types of street entertainment.

- Fourth of July Fireworks - The Fourth of July Fireworks show is among the most popular of San Clemente's community events. The fireworks show first began at the end of the Municipal Pier in the 1950's and has continued every year since. The Fourth of July weekend is the most popular weekend of the year and attracts thousands of people to the City's beaches.

- Chowder Cook-Off - The Chowder Cook-Off is an annual event held on the San Clemente Municipal Pier. Local restaurants and citizens compete for prizes to find out who makes San Clemente's best batch of clam chowder.

Chowder Cook-Off on the Municipal Pier

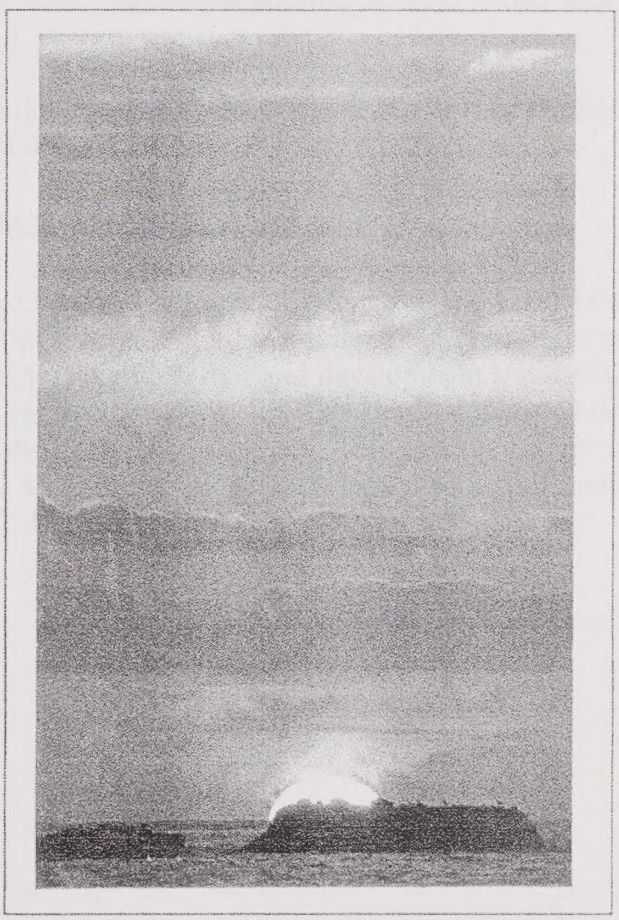
CHAPTER 3
Goals and Policies

CHAPTER 3
GOALS AND POLICIES

301 Overview of Coastal Policies
302 Coastal Land Use Goals and Policies
303 Shoreline Access Goals and Policies
304 Recreational and Visitor Sewing Facilities Goals and Policies
305 Coastal Visual and Historic Resources Goals and Policies
306 Water and Marine Resources Goals and Policies
307 Environmentally Sensitive Habitat Goals and Policies

301. OVERVIEW OF COASTAL POLICIES

This portion of the Coastal Element establishes the goals and policies that will determine the manner in which growth, development and preservation occur in the City's Coastal Zone. The policies in Chapter 3 of the Coastal Act (Public Resources Code Sections 30200 through 30263) are the guiding policies of the Coastal Element. This Element is consistent with the policies stated in the other seventeen elements of the City of San Clemente General Plan. The policies stated in this chapter are directly related to the desired goals and the identified issues within the community, and are intended to achieve San Clemente's vision for the future.



In general, the Coastal Policies address the following:

- Provide for the appropriate mix and type of land uses which will attract visitors to San Clemente and serve the existing and future needs of the community.

- Provide for the revitalization, adaptive reuse, and upgrade of deteriorated neighborhoods and districts.
- Require new development within the Coastal Zone to be consistent with the policies of the California Coastal Act.
- Provide and maintain a comprehensive and safe beach access network.
- Provide and maintain recreational areas, recreational activities, and visitor serving facilities.
- Protect, where appropriate, public view corridors and historic resources.
- Provide and maintain a safe and healthy beach for the enjoyable utilization of the marine environments.
- Protect and preserve, where possible, significant wildlife habitats which exist in the Coastal Zone.
- Maintain San Clemente as a unique and distinctive place in southern Orange County and the greater region (GP Goal IV.A).

302. COASTAL LAND USE GOALS AND POLICIES

The Coastal Element utilizes the same land use designations found in the Land Use Element of the City's General Plan. This section defines the general land use policies of the Coastal Zone pertaining to density, height, design and development standards. Land use policies in the Coastal Element provide for the development while preserving unique natural features of the coastal environment. This section describes the policy intent, goals and policies for all land use categories within the Coastal Zone (see the Coastal Land Use Map, Figure 3-1 and Table 3-1).

Linda Lane Park

A. RESIDENTIAL LAND USE POLICIES

Policy Intent

Plan policy provides for the preservation of the existing residential neighborhoods in the Coastal Zone. With the exception of the Marblehead Coastal area, residential growth is limited to infill development. Only the area located between Avenida Pico and Trafalgar Lane would realize any significant changes in density as existing medium and high density residential properties build out to their maximum unit densities.

COASTAL LAND USE PLAN CLASSIFICATIONS
TABLE 3-1

Category	Typical Principal Uses	Maximum Density/ Intensity and Height
Residential Low (RL)	Single family residential units.	4.5 units per gross acre (7.0 units per net acre)
Residential Medium Low (RML)	Single family residential units, duplexes, townhouses, apartments	7.0 units per gross acre (10.0 units/net acre)
Residential Medium (RM)	Single family residential, duplexes, townhouses, apartments	15 units per gross acre (24.0 units/net acre)
Residential High (RH)	Single family residential, duplexes, townhouses, apartments	24 units per gross acre (38 units per net acre)
Neighborhood Serving (NC)	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, recreational commercial, overnight accommodations, cultural facilities, and similar uses.	Floor area ratio: 0.35. Height: NC 1: 1 story NC 2: 2 stories NC 3: 3 stories
Community Serving (CC)[1]	Same uses as NC with possible automobile center at Camino de Estrella or Avenida Pico. Also allow hospital uses on CC2.	Floor area ratio/height CC 1: 0.5/2 stories CC 2: 0.5/3 stories If hospital use. 2.0/4 stories. CC 3: 0.7/3 stories
Tourist/Visitor Serving (CRC 1)	Coastal related retail, restaurants, offices, recreation, overnight accommodations, entertainment, and similar uses	Floor area ratio: 1.0 to maximum of 1.5 with public benefits and additional parking. Height: per existing building height at street elevation.
Tourist/Visitor Serving (CRC 2)	Golf course oriented commercial, overnight, accommodations and ancillary facilities, restaurants, and similar recreation oriented uses.	Floor area ratio: 1.0 Hotel: 500 hotel rooms or such lesser number as may be permitted under the Land Use Element of the General Plan as amended from time to time. Height: 55 feet, or height of adjacent freeway, which ever is lower.
I 1	Light manufacturing, business park, professional offices, supporting retail, restaurants, financial institutions, and similar uses.	Floor area ratio/height: I 1 : 0.3512 stories
I 3	Heavy manufacturing and related uses.	Floor area ratio: 0.75 Height: 2 stories

[1]Existing light and heavy industrial uses as *of* the date of adoption of the General Plan, located north of Avenida Pico, along Avenida Navarro, Calle de Industrias and Calle de los Molinos (behind Pico Pavilion) within the CC2 area, shall be considered conforming uses within the CC2 community commercial land use zone.

Category	Typical Principal Uses	Maximum Density/ Intensity and Height
P	Governmental administrative and related facilities, utilities, schools, public and private parking, undeveloped parks.	N/A
MU 1, 1.1, 1.2, 2, 3, 4.1 and 4.2	The mixed use zones allow a combination of commercial uses with residential units allowed on upper floors. Most MU zones allow Neighborhood (NC) and community serving commercial (CC) uses as described above. However, the MU 1.2-pA also allows regional commercial uses. Residential units are allowed on second floor and higher, with exceptions provided for structures on the City's Designated Historic Structures List that are located in the area designated in this Plan as Downtown San Clemente, when integrated with commercial, excluding large scale single use functions (e.g.. grocery stores) and provided impacts are mitigated.	Floor area ratio/height: MU 1.1: 0.35/2 stories MU 1.2: 0.35/3 stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1 : 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope Floor area ratio/height: MU 1 .1: 1.0/3 stories MU 1.2:1.0/4 stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope
MU 4.3	Overnight accommodations, restaurants, cultural facilities, museums, and ancillary retail. Residential units on second floor and higher integrated with commercial.	Floor area ratio: 1.0 Height: Ocean frontage - no view blockage of Casa Romantica Street frontage - height of buildings on adjacent parcels Same as above
OS 1	Publicly owned existing and dedicated parklands, parking lots, and other.	N/A
OS 2	Privately owned and intended as open space for passive-recreation, aesthetic, golf courses and ancillary uses, and/or resource management purposes.	N/A
OSC	Public and private golf courses and ancillary facilities (e.g. clubhouses).	To be determined on an individual basis.
Pedestrian –p	Uses permitted by the underlying land use category. Offices located to rear of ground floor retail and second floor and higher; limited street front use. Pertinent design standards.	As specified by underlying land use zone.
Architectural Design –A	Uses permitted by underlying land use category. design in accordance with Spanish Colonial Revival standards (Urban Design Element).	As specified by underlying land use zone.

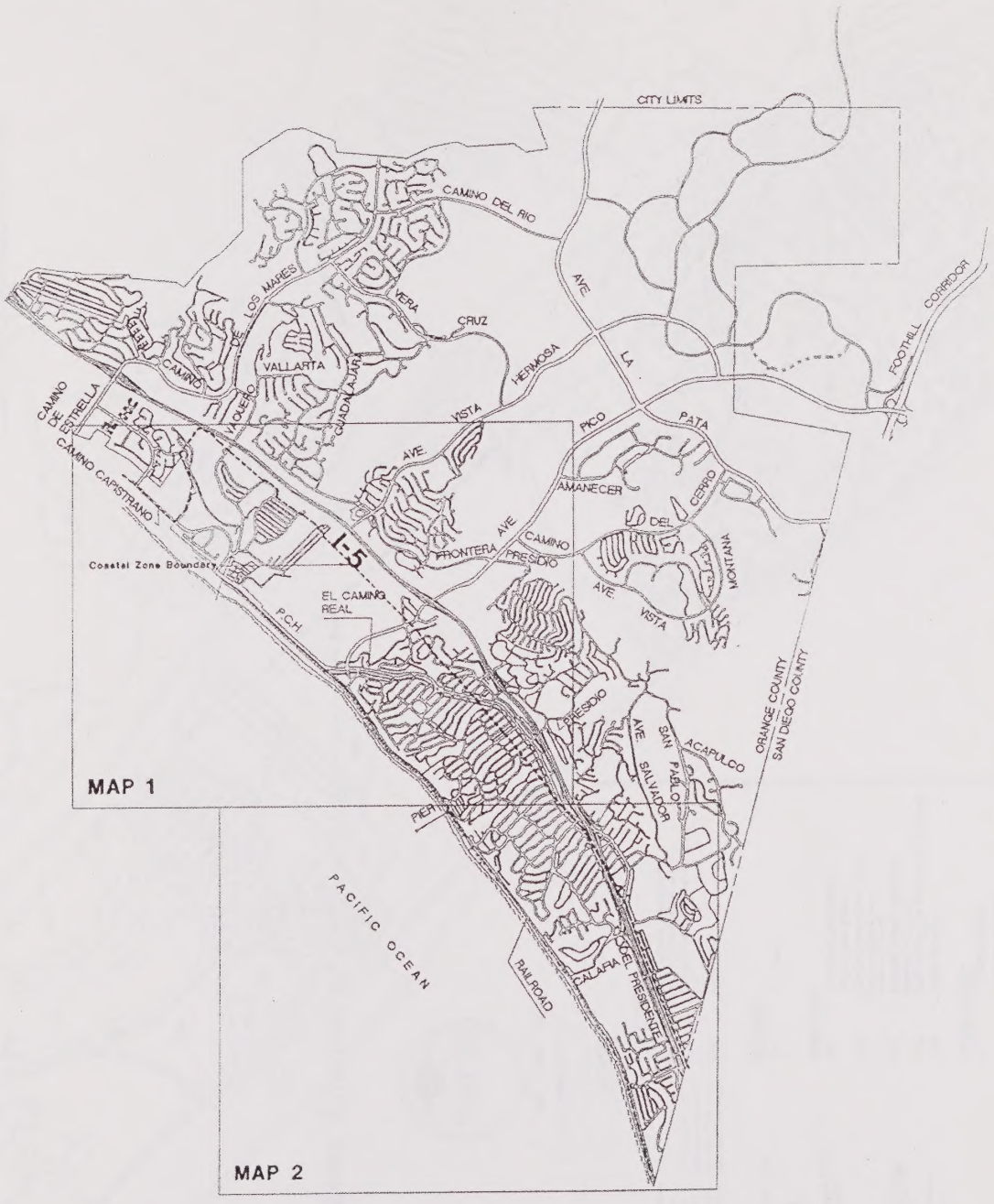
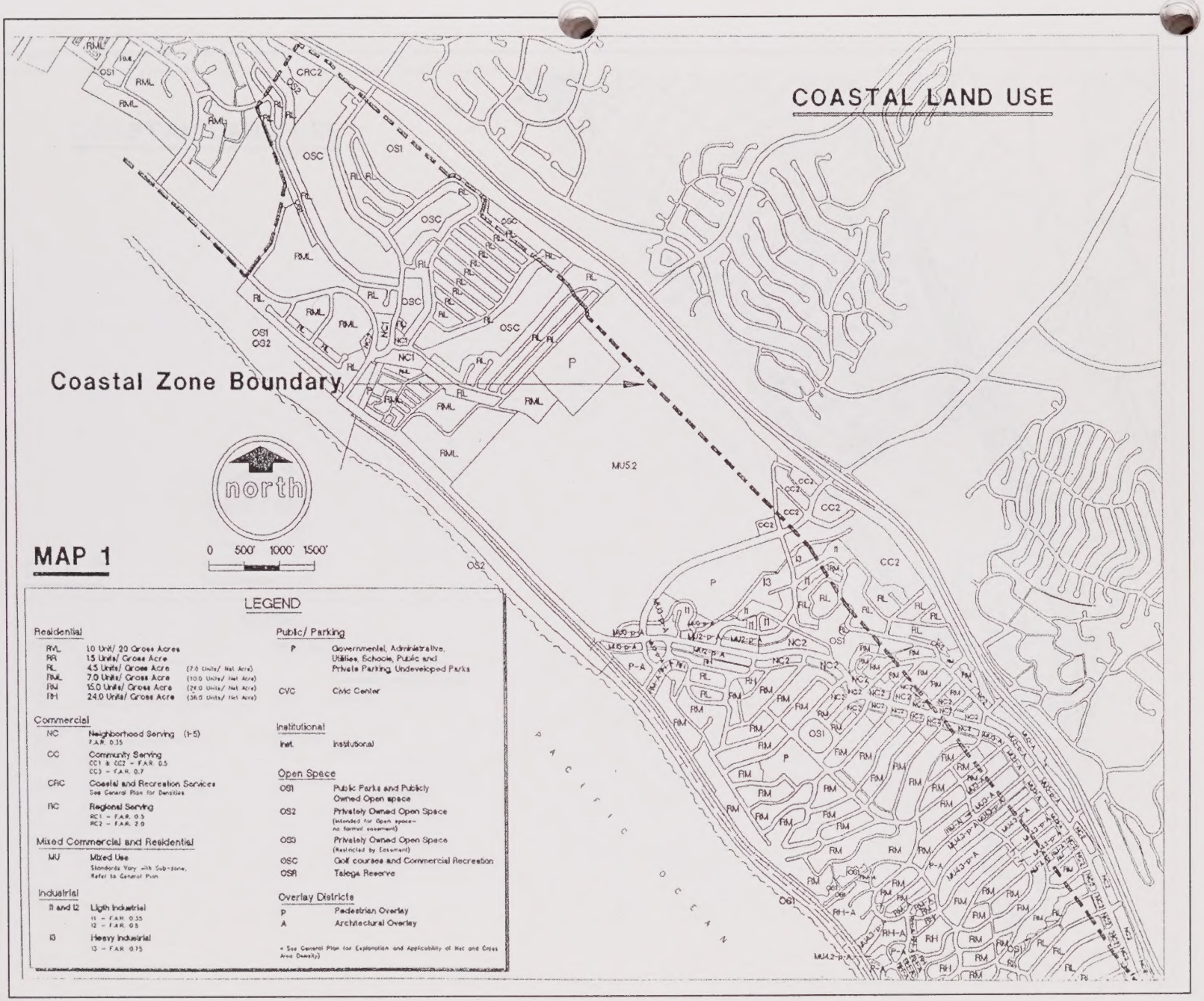
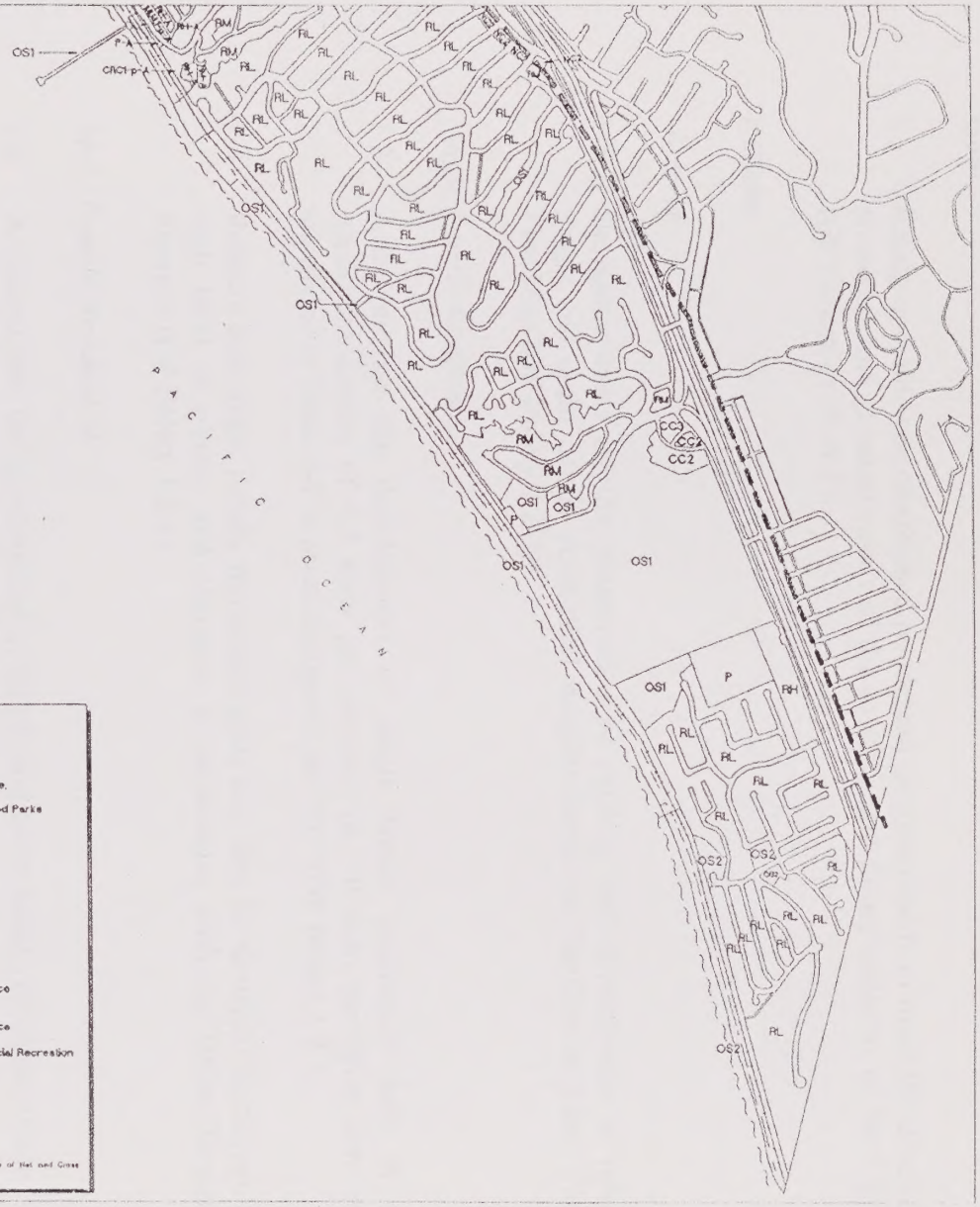


FIGURE 3-1

COASTAL LAND USE
INDEX MAP


COASTAL LAND USE
Coastal Zone Boundary
north
0 500' 1000' 1500'
MAP 1
LEGEND
Residential
RVL 1.0 Unit/ 20 Gross Acres
RR 1.5 Units/ Gross Acre
RL 4.5 Units/ Gross Acre (7.0 Units/ Net Acre)
RML 7.0 Units/ Gross Acre (10.0 Units/ Net Acre)
RM 15.0 Units/ Gross Acre (21.0 Units/ Net Acre)
RH 24.0 Units/ Gross Acre (36.0 Units/ Net Acre)
Commercial
NC Neighborhood Serving (1-5) F.A.R. 0.35
CC Community Serving CC1 & CC2 - F.A.R. 0.5 CC3 - F.A.R. 0.7
CRC Coastal and Recreation Services See General Plan for Densities
RC Regional Serving RC1 - F.A.R. 0.5 RC2 - F.A.R. 2.0
Mixed Commercial and Residential
MU Mixed Use Standards Vary with Sub-Zone, Refer to General Plan
Industrial
I1 and I2 Ligth Industrial I1 - F.A.R. 0.35 I2 - F.A.R. 0.5
I3 Heavy Industrial I3 - F.A.R. 0.75
Public/ Parking
P Governmental, Administrative, Utilities, Schools, Public and Private Parking, Undeveloped Parks
CVC Civic Center
Institutional
Inst. Institutional
Open Space
OS1 Public Parks and Publicly Owned Open space
OS2 Privately Owned Open Space (Intended for Open space- no formal easement)
OS3 Privately Owned Open Space (Restricted by Easement)
OSC Golf courses and Commercial Recreation
OSR Talega Reserve
Overlay Districts
p Pedestrian Overlay
A Architectural Overlay
* See General Plan for Explanation and Applicability of Net and Gross Area Density)
Pacific Ocean

COASTAL LAND USE


OS1
CRC1-P-A
RM
RL
OS1
OS1
OS1
P-A
OS1
OS1
OS1

Goal

I. Retain and enhance established residential neighborhoods to meet the diverse economic and physical needs of the existing and future residents of the City (GP Objective IV.A.2).

Policies

General

1.1 Designate lands for the preservation of existing and development of new single and multi family residential neighborhoods on the Coastal Land Use Plan Map (GP Policy 1.2.1).

Single Family Residential

1.2 Accommodate the development of single family residential units at a maximum density of 4.5 units per net acre or 7.0 units per gross acre as stipulated in Table 3-1 in areas designated as "RL" (GP Policy 1.2.4).

1.3 Require that single family residential units and sites be designed to convey a high level of quality and character in accordance with the Urban Design Element (GP Policy 1.2.5).

Multi Family Residential

1.4 Accommodate the development of single and multi family residential units at maximum densities as stipulated in Table 3-1:

a. "RML": maximum density of 7.0 units per gross acre or 10.0 units per net acre;

b. "RM": maximum density of 15.0 units per gross acre or 24.0 units per net acre;

c. "RH": maximum density of 24.0 units per gross acre or 36 units per net acre (GP Policy 1.2.6).

1.5 Require that multi family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element (GP Policy 1.2.7).

B. COMMERCIAL AND MIXED-USE LAND USE POLICIES

Policy Intent

Plan policy provides for the attraction and accommodation of an expanded range of retail, office, restaurant, entertainment, hotel and other commercial uses intended to support the needs of visitors and the daily needs of residents. Plan policy also provides for the development of mixed commercial and residential areas. Mixing such uses is intended to reduce vehicular trips and associated air pollution, housing opportunities in proximity to jobs and services, and establish active, pedestrian oriented districts which enhance the quality of life and the vitality of the City's coastal activity areas. The plan concentrates mixed-use projects in the three coastal activity centers, Downtown, the Pier Bowl, and North Beach.

Goal

II. Provide for the development of recreation oriented commercial and supporting uses which are in harmony with, yet capitalize on the ocean and beachfront and hillsides and canyons and are attractive and compatible with adjacent residential neighborhoods and commercial districts (GP Objective 1.7).

Policy

II.1 Accommodate the continuation of existing and development of a mix of new neighborhood, visitor serving commercial centers in areas designated respectively as "NC" and "CRC" in accordance with the density and height standards stipulated in Table 3-1 (GP Policy 1.3.2).

II.2 Accommodate the development of a mix of residential and commercial uses in areas designated as "MU in accordance with the density and height standards stipulated in Table 3-1 (GP Policy 1.3.4).

II.3 Accommodate the development of commercial uses in overlay areas designated as "-p" (GP Policy 1.3.5).

II.4 Designate lands for the development of coastal related commercial, recreational, lodging, and supporting uses on the Coastal Land Use Plan Map, stipulated in Figure 3-1 and establish standards to ensure their compatibility with adjacent residential neighborhoods and commercial districts (GP Policy 1.7.1).

II.5 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with the Land Use Element and the Urban Design Element (GP Policy 1.3.6)

II.6 Require that the first floor of structures within the Pedestrian Overlay Zone incorporate commercial uses along the street frontage; limited office may be permitted if retail commercial is deemed by the City to be economically infeasible (GP Policy 1.3.7).

C. INDUSTRIAL LAND USE POLICIES

Policy Intent

Lands are designated for the accommodation of industrial, business park, and similar uses which provide employment opportunities for the City's residents. The Plan provides for the retention of existing light and heavy industrial uses and the development of new industrial uses and related commercial uses, in the Los Molinos area while allowing for the revitalization of the area into a cohesive business park.

Goal

III. Provide for the continuation of existing and the development of new land uses which contribute job opportunities for existing and future residents. (GP Objective 1.5)

Policy

III.1 Accommodate the continuation of existing and the development of new light manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designated as "I 2"(GP Policy 1.5.2)

III.2 Accommodate the development of heavy manufacturing and related industrial uses in areas designated as I 3 the density and height standards stipulated in Table 3-1 (GP Policy 1.5.7).

III.3 Permit development according to the following standards for intensity and height:

a. "I 2": a maximum FAR of 0.50 and height of two (3) stories (GP Policy 1.5.3).

b. "I 3": a maximum FAR of 0.75 and height of two (2) stories, which may be increased to accommodate unique physical site operations (GP Policy 1.5.8).

III.4 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with the policies contained in the Land Use Element and the Urban Design Element (GP Policy 1.5.4).

D. PUBLIC AND INSTITUTIONAL LAND USE POLICIES

Policy Intent

The Plan designates lands for public and institutional uses such as governmental administrative, recreational, cultural, and educational to support the existing and future population and development of the City.

Goal

IV. Provide for the continuation of existing and the development of new public service, cultural, religious, and institutional uses and facilities which meet the needs of the residents (GP Objective 1.6).

Policy

IV.1 Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present locations and development of new uses in areas designated as "P" on the Coastal Land Use Map and in other land use zones where they complement and are compatible adjacent land uses and development is contingent on City discretionary review and approval (GP Policy 1.6.1).

E. OPEN SPACE LAND USE POLICIES

Policy Intent

Lands are designated for parks, beaches, passive open space, and recreational trails to provide recreational opportunities and maintain the scenic beauty of the

community. Plan policy includes the continuation of existing parks, beaches, and trails; preservation of open space which is publicly owned, encumbered by easements, or maintained by homeowners associations; dedication of new parklands and open space through the development review process; preservation of coastal canyons and significant environmental habitats, and the construction of new pedestrian and bike trails in the City.

Goal

V. Preserve open spaces for the City's residents which provide visual relief, amenities and recreational opportunities, protect environmental resources, protect the population from environmental resources, protect the population from environmental hazards, and are in balance with new development (GP Objective 1.9).

Policy

V.1 Designate lands for the provision of recreational open spaces on the Coastal Land Use Plan Map which are sufficient to meet the needs of existing and future residents (GP Policy 1.9.1).

V.2 Designate lands for the provision of passive and visual open space on the Coastal Land Use Plan Map, which provide a balance to the urban and suburban development of the City (GP Policy 1.9.2).

V.3 Designate lands for the protection of significant environmental resources and protection of life and property from environmental hazards on the Coastal Land Use Plan Map (GP Policy 1.9.3).

V.4 Provide for the development of additional open spaces for recreational purposes in accordance with the Parks and Recreation Element and Master Plan of Parks and Recreation (GP Policy 1.9.10).

F. SPECIAL DISTRICTS

Policy Intent

Plan policy provides for a hierarchy of special districts which, due to their unique character and land uses, are considered in further detail to address their functional role and physical form. The special districts include: Downtown San Clemente, Pier Bowl, North Beach and Marblehead Coastal. The policy intent for each of these districts is as follows:

Downtown

Downtown San Clemente (Figure 3-2), which functions as the symbolic "core" of the City, will continue to emphasize its pedestrian and "village" character. Community and visitor serving uses, with residential units on the upper stories, are encouraged. Architecture is required to be Spanish Colonial Revival, and site design will emphasize building along street frontages that incorporate courtyards, arcades, streetscape, and similar designs to encourage pedestrian activity.

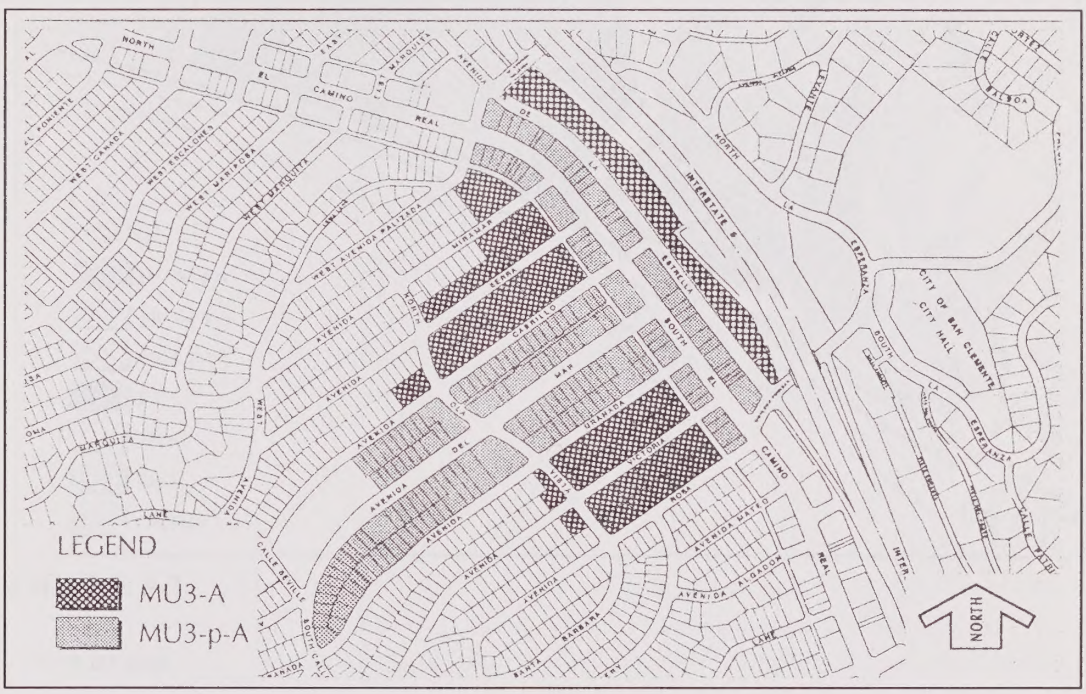


FIGURE 3-2

Pier Bowl

Plan policy provides for the continuation of the Pier Bowl (Figure 3-3) as a recreational activity area. Coastal recreational uses including retail, restaurant, hotel, bed and breakfast, time share, and residential, are allowed. Cultural and recreational activities, including the Ocean Festival, are encouraged. Building design in the Pier Bowl is required to preserve public views, encourage pedestrian activity, to be sensitive to the Pier Bowl's topography and to be a Spanish Colonial Revival Architecture style.

FIGURE 3-3

North Beach

The Plan provides for the revitalization of North Beach (Figure 3-4) into a community and visitor serving, mixed use, high activity center of the City. This revitalization is intended to capitalize on the areas adjacent to the beachfront, to emphasize the historic structures including the Ole Hanson Beach Club, Miramar Theater, and Sebastians.

Retail shops, gift stores, restaurants, hotels/motels, entertainment, and residential units above lower level commercial will be accommodated to establish a pedestrian oriented environment. Opportunities for additional coastal related uses, a new train station and/or a multi modal transportation center are allowed within this area. Extensive streetscape amenities are to be incorporated to provide linkages among individually developed sites and to create a unique identity for the district.

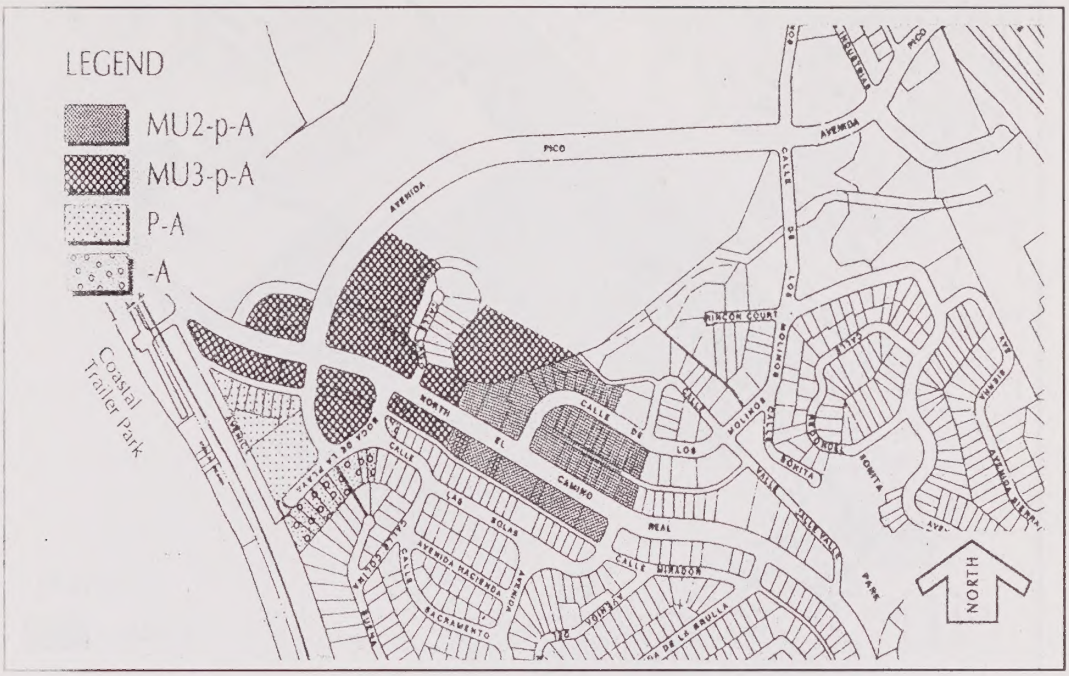


FIGURE 3-4

Marblehead Coastal

Marblehead Coastal (Figure 3-5) is the only large vacant land holding remaining in the Coastal Zone. The 253 acre Marblehead Coastal site is considered to be a "white-hole" in the City's Coastal Zone and is not included as part of the certified Coastal Element. When a specific plan for Marblehead Coastal is submitted, it will contain a Coastal Plan Element which is expected to be consistent with the Coastal

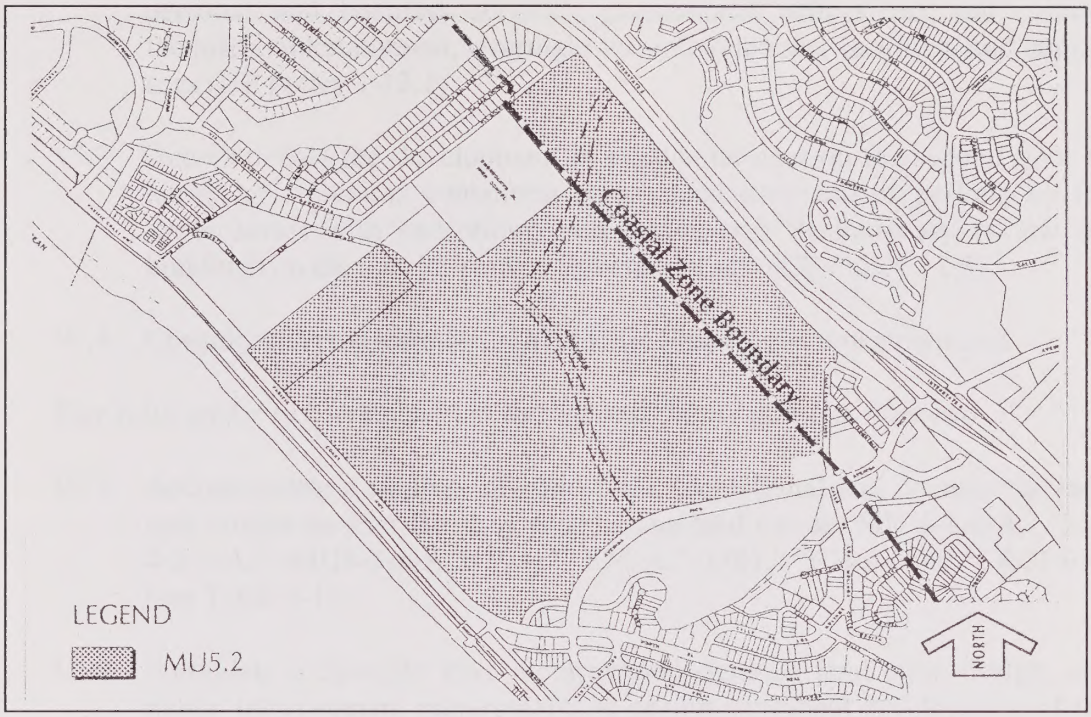


FIGURE 3-5

Act and with the City's adopted Coastal Element. It is anticipated that a specific plan for this site would include a mix of residential development, hotel uses, commercial uses, offices, and public and private parks.

Goal

VI. Develop special mixed use districts for these key coastal activity areas within the Coastal Zone. The district will expand upon the general land use policies and standards previously identified in order to accommodate these areas unique needs. (Refer to the polices in Section 1.11 of the General Plan Land Use Element for more detailed policies on special districts).

Policy

Downtown San Clemente (refer to Section 1.12 of the Land Use Element)

VI. 1 Provide for the needs of residents and tourists by establishing a mixed use district designated as "MU 3-p-A and MU 3-A" (See Table 3-1).

VI.2 Accommodate the development of community and visitor serving commercial uses, including retail, financial, household supply and furnishings, eating and drinking establishments, food sales, drug stores,

personal and business services, professional offices, art and cultural facilities, entertainment, overnight accommodations, facilities, and similar uses (GP policy 1.12.1).

VI.3 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and or parking on the lower levels with exceptions possible through discretionary review for buildings on the City's Historic Structures List. (GP Policy 12.3).

VI.4 Consider the development of a Specific Plan for the downtown area.

Pier Bowl (refer to Section 1.14 of the General Plan Land Use Element)

VI.5 Accommodate a mixture of residential, recreational and commercial land uses within the Pier Bowl by establishing land use as "MU 4-1-p-A," "MU 4-2-p-A," "MU4-3-p-A," "P-A," "RM-A," "OS1," "RH-A" and "CRCI-PA" (see Table 3-1).

VI.6 Formulate a Specific Plan incorporating detailed land uses, design, and public improvement requirements to ensure consistent development of the Pier Bowl area (GP Policy 1.14.1).

VI.7 Maintain and/or adaptively reuse the Casa Romantica structure and accommodate the development of overnight accommodations, restaurants, cultural facilities, ancillary retail, and mixed commercial and residential uses subject to City review and approval (GP Policy 1.14.11).

North Beach (refer to Section 1.13 of the Land Use Element)

VI.8 Accommodate neighborhood community and visitor serving commercial, mixed use residential and commercial, and parking uses by establishing land uses as "MU 3-PA", "MU 2-p-A" and "P-A" (see Table 3-1).

VI.9 Allow for the development of a train station and/or multi modal transportation center and ancillary facilities (GP Policy 1.13.2).

VI. 10 Provide for the reuse of the coastal trailer park in North Beach on the ocean side of the Pacific Coast Highway for both public and recreational uses (GP Policy 1.13.5).

VI.11 Formulate a Specific Plan incorporating detailed land use, design, and public improvement requirements to ensure the consistent development of the North Beach area; in particular emphasizing the siting/massing of structures to reflect key activities (recreation, train station and other) and

establishment of unifying linkages throughout the area (GP Policy 1.13.12).

Marblehead Coastal

VI.12 "White-hole" the Marblehead Coastal site from the Coastal Element until a Specific Plan and coastal program incorporating detailed land uses, design, and public improvement requirements can be formulated.

G. PLANNING AND NEW DEVELOPMENT

Policy Intent

Plan policy provides for planning and development principles that address the protection of the existing character of San Clemente's Coastal Zone. In order to maintain coastal resources, it is important that new planning and development be designed in consideration of the following:

- Public access to the beach.
- Minimize energy consumption, reduce air emissions, improve water quality.
- The visual resources of the Coastal Zone.
- Minimize risk to life and property.
- Ole Hanson Spanish Colonial Revival design traditions.
- Protection of sensitive habitat.
- Protection of coastal landforms.

Goal

VII. Provide planning and new development within the Coastal Zone that is sensitive to the area's unique character and maintains and enhances the resources of the Coastal Zone.

Policy

Public Access (Also refer to Section 303.B)

VII.1 The location and amount of new development should maintain and enhance public access to the coast by:

a. Facilitating the provision or extension of transit service.

b. Providing commercial facilities within or adjoining residential development or in other areas that will minimize use of coastal access roads.

c. Providing non automobile circulation within the development.

d. Providing adequate parking facilities or a substitute means of serving the development with public transportation.

e. Assuring the potential for public transit for high intensity uses.

f. Assuring that the recreational needs of new residents will not overload nearby coastal recreation areas, by correlating the amount of development with local park acquisition and development plans with the provision of on site recreational facilities to serve the new development (PRC 30252).

Energy, Air Quality, and Water

VII.2 New development shall:

a. Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

b. Minimize energy consumption and vehicle miles traveled (PRC 30253).

c. Implement the regional Air Quality Management Plan (AQMP) air quality mitigation measures for new development.

d. Minimize water consumption rates in San Clemente through site design, use of efficient systems, drought tolerant landscape and other techniques (GP Policy 6.4).

e. Implement National Pollutant Discharge Elimination System (NPDES) to prevent storm water run-off pollution in accordance with the Federal Clean Water Act.

Visual Resources (Also refer to Section 305.A)

VII.3 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed:

a. To protect public views to and along the ocean and scenic coastal area.

b. To minimize the alteration of coastal bluffs and canyons.

c. Where feasible, to restore and enhance visual quality in visually degraded areas (PRC 3025 1).

d. Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with this Element and the Urban Design Element (GP Policy 1.3.6).

e. Encourage building elevations above the second floor to be set back from the street facing facade within the first 35 feet of property depth to minimize the impacts of height and bulk on abutting sidewalks and streets (GP Policy 1.3.8).

f. Require that structures located in the Pedestrian Overlay Zone, as designated on the Coastal Land Use Plan, be sited and designed to enhance pedestrian activity along the sidewalks (GP Policy 1.10.2).

VII.4 The City's Coastal Development Permit process shall apply to all commercial and industrial developments within the Coastal Zone, as well as any residential development located along a coastal canyon or bluff (including public parking structures). The Coastal Development Permit process shall address itself to the potential for obstruction of public views and the potential for altering or degrading an established public view. The standard of review shall be as follows:

a. Permitted development shall be sited and designed to protect views to and along the ocean and to scenic coastal areas, such as bluffs and canyons.

b. Permitted development shall be visually compatible with the character of the surrounding area.

c. Permitted development shall, where feasible, restore and enhance visual quality in visually degraded areas.

Hazard Areas

VII.5 New development shall:

a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter existing landforms along bluffs and cliffs (PRC 30253).

Cultural Resources (Also refer to Section 305.B)

VII.6 Where development would adversely impact archaeological or paleontological resources, as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required (PRC 30244).

VII.7 Ensure that the City's architecture in key community and tourist serving areas maintains a high quality of design consistent with the City's history (GP Policy 1.1 1).

VII.8 Require that new, adaptively reused, and renovated buildings located in the Pier Bowl, Downtown and North Beach district be designed to reflect the City's Spanish Colonial Revival heritage in accordance with the Urban Design Element (GP Policy 1.11.2).

VII.9 Require that the existing Casa Romantica building be preserved and that any rehabilitation or adaptive reuse be in accordance with the State of California Guidelines for Historic Preservation (GP Policy 1.14.13).

Sensitive Habitat

VII.10 Require a Biological Assessment Report for any development located along a coastal canyon or bluff when the development results in the removal of any native vegetation and when an Initial Study has determined that there is a potential for a significant adverse impact to biological resources. The Biological Assessment Report shall:

a. Be prepared by a qualified professional and addresses the proposed project's impact on state and federally listed and candidate plants and animals; California Department of Fish and Game (CDFG) Special Animals; natural communities of high inventory priority with the CDFG's Nongame Heritage Program, and any other special interest species or communities identified in the General Plan Technical Background Report, or those hereafter named by state or federal trustee agencies;

b. Identify mitigation measures necessary to eliminate significant adverse impacts to sensitive biological resources; and

c. Define a program for monitoring and evaluating the effectiveness of the specified mitigation measures (GP Policy 10.1.3).

VII.11 Prohibit development and grading which alters the biological integrity of the Coastal Canyons as depicted on Coastal Canyon Map, Figure 2-1, unless it is replaced with habitat of equivalent value (GP Policy 10.1.5).

V11.12 Encourage activities which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering (GP Policy 10.1.9).

Alteration of Landform Policies

VII.13 Development shall be concentrated on level areas (except on ridgelines and hilltops) and hillside roads shall be designed to follow natural contours. Grading, cutting, or filling that will alter landforms (e.g.: bluffs, cliffs, ravines) shall be discouraged except for compelling reasons of public safety. Any landform alteration proposed for reasons of public safety shall be minimized to the maximum extent feasible. Bluff stabilization and public safety is especially a concern along the bluffs that are adjacent to the Pacific Coast Highway north of Avenida Pico. It is, therefore, imperative that these bluffs be repaired and stabilized at the earliest possible date in a manner that maintains the public safety and is consistent with this Element.

VII.14 Proposed development on blufftop lots shall be set back at least 25 feet from the bluff edge, or set back in accordance with a stringline drawn between the nearest comers of adjacent structures on either side of the development. This minimum setback may be altered to require greater setbacks when required or recommended as a result of a geotechnical review.

VII.15 New development shall not encroach into coastal canyons and shall be set back either:

a. A minimum of 30% of the depth of the lot, and not less than 15 feet from the canyon edge; or

b. A minimum of 30% of the depth of the lot, and setback from the line of native vegetation (not less than 15 feet from coastal sage scrub vegetation or not less than 50 feet from riparian vegetation); or

c. In accordance with house and deck/patio stringlines drawn between the nearest comers of the adjacent structures. The development setback shall be established depending on site characteristics and determined after an on site visit.

VII.16 In a developed area where new construction is generally infill, no part of a proposed new structure, including decks, shall be built further onto a beachfront than a line drawn between the nearest adjacent comers of the adjacent structures. Enclosed living space in the new unit shall not extend further seaward than a second line drawn between the most seaward portions of the nearest comer of the enclosed living space of the adjacent structures.

VII.17 New permanent structures shall not be permitted on a bluff face, except for engineered staircases or accessways to provide public beach access where no feasible alternative means of public access exists.

VII.18 All proposed large scale development projects which have, or will have, ocean views shall prepare an analysis of the effect of the proposed project on public views. This analysis shall pictorially or photographically indicate the proposed site in its current state and compare it with an illustration showing the proposed building volume (at the same scale) in its proposed location.

VII.19 Require that development be designed and sited to maintain the natural topographic and physiographic characteristics of the City's hillsides and canyons including the:

a. Minimization of the area and height of cuts and fills;

b. Minimization of pad sizes;

c. Encouragement of the "stair stepping" of structures to conform to slopes (by use of retaining walls and other elements); and

d. Configuration of sites to reflect natural topography, by the clustering of sites and units on lesser slope and avoiding extensive fragmentation of steeper slope and/or other techniques (GP Policy 10.2.8).

Affordable Housing

VII.20 Coastal Affordable Housing Program

Introduction

The California Coastal Act of 1976 included as legislative policy that "housing opportunities for persons of low and moderate income shall be protected, encouraged and where feasible, provided. . ." This language led the California Coastal Commission to adopt guidelines and regulations which required that a portion of new residential developments in the Coastal Zone be affordable by low and/or moderate income households. The Coastal Commission also promulgated regulations dealing with the demolition and conversion of existing low moderate income residential units which mandated the provisions of Affordable housing opportunities. These Coastal Commission regulations generated substantial controversy.

In 1981, the California Legislature adopted Senate Bill 626 (Chapter 1007, Statues of 1981), which substantially changed the regulatory scheme regarding residential development in the coastal zone. This new stature amended the California Coastal Act to limit the jurisdiction of the Coastal Commission to matters of physical development. In place of the housing regulations of the Coastal Commission, the statute created new responsibilities for local agencies. This program is to provide stability in the coastal development process and to clearly delineate the procedures to be used by the City of San Clemente in implementing these housing responsibilities.

The intent of this program is to comply with Section 65590 of the California Government Code.

Requirement to Provide Affordable Housing

Dwelling units located in the Coastal Zone which are to be demolished or converted, and which are occupied by households whose income is 80% or below the county median income, shall be replaced. Requirements for affordability, eligibility, and implementation shall be the requirement of the Inclusionary Housing Program, Section 4.21, except as otherwise stated in this Section.

Applicability

This program shall apply to the following projects:

- Projects located in the Coastal Zone.

- The conversion or demolition of three or more dwelling units, where at least one of the units was occupied by a household earning 80% or

less of the county median income, defined as an Eligible Household in the Inclusionary Housing Program, Section 4.21 of the Housing Element.

Withstanding the above, the program shall not apply to:

- The conversion or demolition of a residential structure for purposes of non residential use which is "coastal dependent" or "coastal related" as defined in the California Coastal Act of 1976, as amended, which non residential use is consistent with the Land Use Element of the General Plan.

- The demolition of a residential structure which has been declared a public nuisance.

Number of Units to be Provided

The developer shall provide one below market rate rental unit for each dwelling unit to be demolished or converted that was occupied by an Eligible Household, or 20% of the total number of residential units in the project, whichever is greater.

Determination of Applicability

The Planning Division shall determine whether units to be converted or demolished are occupied by Eligible Households. This determination may be based upon an income survey of current residents. A dwelling unit need not be replaced if (1) it is not occupied by an Eligible Household, or (2) a resident income survey is not received from the resident within 30 days after the mailing date of the survey. The Planning Division shall make its determination, and inform the developer of the number of Below Market Rate Rental Units to be provided, within 60 days of receipt of a complete application.

Fees

The City shall establish fees to be paid by the developer to cover the costs of administration and determination of applicability (Housing Element Policy 4.22).

303. SHORELINE ACCESS GOALS AND POLICIES

The Coastal Act directs local governments to provide for maximum public access to the shoreline. Access should be consistent with public safety, protect public rights, protect rights of private property owners, and protect natural resources from over use (PRC 30210). The City has a total of 18 public access points (see Figure 2-4) that provide excellent access opportunities to both City and State beaches. There are, however a number of private beach areas where public access is presently not available. Providing public access to these private areas and further improvement to existing public access is desirable.

A. CIRCULATIONITRANSPORTATION/PARKING POLICIES

Policy Intent

Plan policy provides for both the preservation and the addition of transportation and circulation to coastal access points and coastal activity centers.

Goal

VIII. Provide a circulation/transportation and parking system within the Coastal Zone to:

a. Support existing, approved, and planned land uses throughout the Coastal Zone while maintaining a desired level of service on all streets and at all intersections.

b. Support development of regional transportation facilities which ensure the safe and efficient movement of people to, from, and within the Coastal Zone; encourage fewer people to drive, reducing circulation and parking demand and promotes the focal areas within the Coastal Zone as a destination resort area.

c. Provide a citywide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school, and recreational use.

d. Provide sufficient, well-designed and convenient on-street parking and off-street parking facilities throughout the City.

e. Develop and maintain an effective public trail system, including bicycle, hiking, and equestrian trails.

Policies

Circulation

VIII.1 Create a network of accessible and prominent public places with clear perceptual, symbolic, and circulation linkages between them (GP Policy 2.1).

VIII.2 Develop a citywide identity graphics program to clearly mark directions to public buildings, parks, the beach front, Del Mar business district, the Pier Bowl, North Beach, public parking areas, prominent natural features, and City entry points (GP Policy 2.1.6).

VIII.3 Evaluate and implement, as feasible, a pedestrian "promenade" connecting North Beach with the Pier Bowl and south to Calafia Beach (GP Policy 1.13.1).

VIII.4 Designate pedestrian and bike routes that link selected public places to encourage walking and exercise, and help visitors experience the City's attractions without complete reliance on the automobile (refer to Figure 2-3) (GP Policy 2.1.5).

VIII.5 Develop and adopt the planned bikeway system depicted on Figure 2-3 of this element which is consistent with the County of Orange Master Plan of Countywide Bikeways, and other adopted master plans, to assure that local bicycle routes will be compatible with routes of neighboring jurisdictions (GP Policy 4.12.2).

VIII.6 Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network (GP policy 4.12.6).

VIII.7 The City shall develop bike routes to the primary and secondary beach access points, and shall place directional signs and bike racks at each primary and secondary access point. The area immediately fronting each access may be considered for red curbing to make the accessway more visible.

VIII.8 Combine the aims of the State Trails Plan, the County Equestrian Trails Plan, the Local Coastal Plan, and the Circulation Element of the City General Plan into a unified and coordinated trails plan for San Clemente.

Transportation

VIII.9 Coordinate with OCTA and other appropriate entities to improve bus service to and within San Clemente (GP Policy 4.9.1).

VIII.10 Increase commuter rail opportunities for both residents and employees of the City and regional rail service for visitors (GP Policy 4.11).

Parking

VIII.11 Develop and implement a Parking Management Plan or other programs that identify citywide parking requirements (GP Policy 4.14).

VIII.12 Provide better transit and parking opportunities both on-street and in designated lots, and/or inland parking with beach transportation (GP Policy 4.15).

B. COASTAL ACCESS POLICIES

Policy Intent

Provide for maximum shoreline access and recreational opportunities in the Coastal Zone and ensure that new development shall not interfere with the public's right of access to the sea where acquired through use or by legislative authorization (F'RC 302 11).

Goal

IX. Provide and maintain a comprehensive and safe beach access network (depicted on Figure 2-4) and improve the City's public coastal access system wherever possible.

Policies

IX.1 Improvements to beach facilities and beach access points which are administered by the City of San Clemente shall specifically be intended to provide for the maintenance and enhancement of maximum public use of the beach and ocean.

IX.2 Monitor and attempt to improve the safety of pedestrians crossing El Camino Real and the railway along the coast (GP Policy 4.15.1). Specifically, the City shall work with OCTA to implement a safe and legal railroad crossing at Linda Lane Park, at an existing access centrally located between Linda Lane Park and North Beach, and at an existing access centrally located between "T" Street and Calafia State Beach.

IX.3 Conduct an inventory of existing beach access facilities on a periodic basis to determine requirements of renovation and/or future capital improvement items, prepare a capital improvements program and adopt a prioritization schedule for renovation (GP Policy 8.10.1).

IX.4 The maintenance and enhancement of public non vehicular access to the shoreline shall be of primary importance when evaluating any future public or private improvements in the Coastal Zone. IX.5 The City's five primary beach access points are:

- San Clemente Beach Club

- Linda Lane

- Municipal Pier
- "T" Street
- Avenida Calafia (San Clemente State Beach)

IX.6 Develop a comprehensive network of improved beach access facilities at all designated primary beach access points (Figure 2-4) which will ultimately provide safe access to all City owned beaches (GP Policy 8.10).

IX.7 The City of San Clemente shall promote not only increased access to the shoreline, but increased safety of access. Improved access for the handicapped shall be provided at least one of the primary access points administered by the City.

IX.8 The City shall implement a coordinated beach access sign program to facilitate regional access from Interstate **5** to these primary beach access points.

IX.9 The following five secondary access points are:

- Dije Court
- Avenida El Portal
- West Mariposa
- Lost Winds
- Riviera

The City shall encourage non vehicular access to these points, in order to minimize conflict with local residential neighborhoods and to maximize the capacity of the primary access points to serve regional visitors.

IX.10 Although it is difficult to improve accessways with the limited parking inherent to these areas, fire pits and trash cans shall be provided to accommodate the citizens who utilize these accessways. The following secondary accessways shall be provided with one fire pit and one trash can per each accessway:

1) Dije Court
2) Avenida El Portal
3) West Mariposa
4) La Boca del Canon
5) Lost Winds
6) Riviera

IX.11 Funding shall be actively sought to maintain and improve existing accessways. The City shall seek funding for projects that will enhance public access, including:

- Improved pedestrian railroad crossings through the construction of at-grade, above-grade, or below-grade crossings at existing accessways.

- Additional off-street public parking spaces to serve beach accessways through the maximized use of existing beach parking lots and creation of new parking lots where feasible.

IX.12 A resting/viewplace should be provided at appropriate accessways near the inland entry point. Such facilities would be of benefit to older people or others who would find negotiating the steep accessways tiring, and would capitalize on the panoramic coastal views available from the bluff edges.

IX.13 Access management programs for the private beach area north of Capistrano Shores and the Capistrano Shores, La Ladera, Cypress Shores and Cottons Point, private communities shall be prepared when development in one of these private communities is required to prepare a public access dedication in accordance with policies IX. 14, IX. 17 and M. 18. The purpose of the access management programs shall be to provide maximum public access consistent with the Coastal Act of 1976, the analysis contained in policies M. 17 and M.18, and site specific constraints. The access management programs shall be implemented by the City of San Clemente or other public agencies or private associations which have accepted the offers of dedication.

1. The access management program shall include the following:

   a. Establishment of hours of public access which shall include, at minimum, the hours between sunrise and sunset.

   b. The provision of bicycle racks for a minimum of 25 bicycles at the beach terminus of the vertical accessway.

   c. The provision of signing at the entrance to the private communities in order to make the public aware of the existence of the accessway and its hours of operation.

   d. The provision of a public restroom facility.

2. The following elements may be incorporated into the management program:

   a. The accepting agency may charge a reasonable entrance or use fee, comparable to those charged by State and City operated day use facilities, in order to defray costs for maintenance.

   b. The community association may be allowed, subject to permit approval, to erect small posts, bollards or similar structures at reasonable intervals in order to delineate the public access and recreation areas. Small signs describing the uplands as private property may also be allowed, subject to permit approval. No fences may be erected on the beach.

IX.14 Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

   a. It is inconsistent with public safety, military security needs or the protection of fragile coastal resources;

   b. Adequate access exists nearby; or

   c. Agriculture would be adversely affected.

IX.15 New developments lying between the first public roadway and the shoreline shall provide both physical and visual access to the coastline.

   a. Any new development proposed by the private communities listed below shall be required to provide an irrevocable offer of dedication of an easement to allow public vertical access to the mean high tide line. Such offers of dedication shall run with the land in favor of a public agency or private association approved by the Executive Director of the Coastal Commission. Such offers shall be in effect for a period of twenty-one (21) years, and shall be recorded free of prior liens, except tax liens. The access easement shall measure at least 10 feet wide. Development permits will require public vertical access for new development at the following private communities:

      - Private beach areas between Capistrano Shores and the northern City limit
      - Capistrano Shores Mobile Home Park
      - La Ladera (La Boca del Canon)

- Cypress Shores (Avenida de las Palmeras/Calle Ariana)
- Cottons Point

Access dedication requirements shall apply only to the extent permissible under the "takings" clauses of the United States and California Constitutions. (Refer to Shoreline Access Policy IX. 19). Any new development lying between the first public roadway and the coast which has ownership interests to the mean high tide line shall be required to provide an irrevocable offer of dedication of an easement to allow public lateral access along the beach. Such offers of dedication shall run with the land in favor of a public agency or a private association approved by the Executive Director of the Coastal Commission. Such offers shall be in effect for a period of 21 years, and shall be recorded free of prior liens, except tax liens. The lateral access easement shall extend inland from the mean high tide line to the toe of a bluff. In cases where development is not located on a bluff, but on the beach, lateral access shall extend no closer than 10 feet to a residence to allow for a privacy buffer. In no case shall the area available for public use be closer than ten (10) feet to any residence with the exception that in the event that the area seaward of the 10-foot buffer is impassable. For example, at extreme high tides, the public shall have the right of pass and repass within the 10-foot buffer area.

b. Where no beach area exists and a residential development of greater than twenty units is proposed along a shore front bluff top lot, public access for view purposes shall be provided rather than lateral access along the shoreline. Such access shall run along the bluff edge, and shall extend a minimum of twenty feet inland from the bluff edge, but no closer than ten feet to any residential unit.

Modifications to the recommended dimensions of bluff top viewing areas shall be permitted in order to maintain public safety (including bluff stability), habitat values and the rights to privacy of the property owner and adjacent property owners. In areas where a residential structure exists in the vicinity of the proposed access, the accessway shall be sited and designed to provide a buffer area between the accessway and the structure. Generally, a 10-foot buffer between the accessway and the residential structure will be adequate to protect the right to privacy of those potentially affected. This dimension, however, may be enlarged or diminished depending on individual site characteristics.

IX.16 For purposes of this section, "new development" does not include:

a. Replacement of any structure pursuant to the provisions of Subdivision (g) of Section 30610 of the Public Resources Code.

b. The demolition and reconstruction of a single family residence, provided that the reconstructed residence shall not exceed either the floor area, height, or bulk of the former structure by more than ten percent and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

c. Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

d. Any repair or maintenance activity for which the Coastal Commission has determined, pursuant to Section 30601, that a coastal development permit will be required unless the Commission determines that such activity will have an adverse impact on lateral public access along the beach.

IX.17 For the purpose of determining when a project is required to provide access, the following shall be considered:

a. Access dedication requirements shall apply only to the extent permissible under the "takings" clauses of the United States and California Constitutions.

b. The provision and protection of public access to the shoreline can be considered a "legitimate governmental interest." If the specific development project places a burden on this interest, then the City may have grounds to deny the development or impose conditions on the development to alleviate the burden.

The following questions should be addressed to determine whether or not a development project places a burden on public access which would justify either requiring the dedication of public access or recommending denial of the project:

1. Does the project physically impede or block an area used for public access?

   Example -- Does the project block access established by an easement or ownership?

   If the answer is "yes", then the City may deny the project or require that the project be modified to preserve the existing access easement.

2. Does the project interfere with public access rights that have been "acquired through use"?

   Example -- Is there reasonable evidence that the project may block a prescriptive easement?

   If there is evidence of a prescriptive easement, then the City may recommend postponing the project until the landowner establishes clear title. If a prescriptive easement exists, then the City may deny the project or require that the project be modified to preserve the access easement.

3. Does the project encroach on public land?

   Example -- Development projects located seaward of the terrestrial vegetation line or bluffs may be located on public trustlands.

   If the project is located seaward of the bluffs then the City may recommend postponing the project until the landowner establishes clear title. If the project encroaches on public land, then the City may deny the project, or require that the project be removed from public land or require that the project be modified to provide public access.

4. Does the project individually or cumulatively impact public access to or along the coast?

   Example -- Projects which may create impacts or substantially increase use of the shoreline are the construction of seawalls, an increase in the density or intensity of uses

through the subdivision of property, and/or the addition of visitor serving commercial uses on the coast.

If the answer is "yes", then the City must make findings supported by evidence which state how the proposed development project negatively impacts public access. These findings may serve as justification for requiring public access as a condition of approval for the project. A yes answer to this question should be accompanied by a yes answer to Question 5 and a no answer to Question 6 in order to create a strong case for requiring access.

If the answer is "no", then public access cannot be required as a condition of approval for the development.

5. Will the proposed regulation or condition alleviate the burden imposed on the public access interest?

Example -- There must be a direct connection between the regulation proposed and the burden created by the development.

If the answer is "yes", then public access may be justified as a condition of approval for the development. The City should state clearly how the access condition alleviates the burden.

If the answer is "no", then public access cannot be justified as a condition of approval for the development.

6. Does the regulation or condition preclude all reasonable economically viable use of the property?

If the answer is "yes", then the regulation or condition may be considered a "taking."

If the answer is "no", then public access may be justified as a condition of approval for the development.

IX.18 Trash receptacles shall be placed at appropriate accessways and should be placed in aesthetically pleasing enclosures.

304. RECREATIONAL AND VISITOR SERVING FACILITIES GOALS AND POLICIES

Coastal Act policies (PRC 30212.5, 30213, 30220-30223 and 30250 (c)) require provisions for public and low cost recreation and visitor serving facilities by requiring that suitable land be designated for these uses and that they be given priority. This plan contains policies and land uses designed to maintain and expand the mixture of both public and private recreational and visitor serving facilities in the City. Visitor serving facilities include public and private development that provide service, food or accommodations. Some of the existing visitor serving uses within the San Clemente Coastal Zone include hotels, motels, bed and breakfast inns, youth hostel, time share units, campgrounds, restaurants, public parking lots, movie theater, specialty retail and other commercial recreational development.

A. VISITOR SERVING FACILITIES POLICIES

Policy Intent

Plan policy provides for maintaining and enhancing the existing variety of visitor serving uses in the Coastal Zone. These uses will continue to be located throughout the Coastal Zone, with expansion being concentrated in the three primary coastal activity areas: the Downtown, North Beach, and the Pier Bowl.

Goal

X. Protect, promote, and provide visitor serving facilities in San Clemente's Coastal Zone.

Policies

Coastal Act

X.1 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts of overcrowding or overuse by the public of any single area (PRC 30212.5).

X.2 Provide for oceanfront land suitable for recreational use and development, unless present and foreseeable future demand for public or commercial recreational activities can be accommodated by existing development (PRC 30221).

X.3 The use of private lands suitable for visitor serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over the private residential, general industrial or general commercial development, but not over agriculture or coastal dependent industry (PRC 30222).

City

X.4 The City shall provide improved public facilities to serve the needs of beach users. These facilities include:

- Restrooms
- Snack bars
- Picnic tables
- Public parking lots and/or structures

X.5 The City is limited in its ability to implement the policies for recreation and visitor serving facilities in that the present street and parking system is inadequate and presently lacks the funds to upgrade and maintain them.

Shorecliffs

X.6 Accommodate the development of a hotel, time share facilities, and ancillary restaurants, gift shops and other facilities at the Shorecliffs Golf Course site (GP Policy 1.21.1).

Pier Bowl/North Beach

X.7 Existing recreation and visitor serving uses, including public parking facilities, in the Pier Bowl and North Beach areas shall be protected. Mixed use developments which provide for both residential and commercial uses on the same lot or in the same building shall be permitted. In new development proposed for the first block of Avenida Victoria, only visitor serving uses shall be permitted on the ground floor level. Off site parking may be permitted for these commercial uses if provided in the Pier Bowl area. In no case, however, shall off site parking displace existing visitor serving and beach recreational parking on Avenida Victoria or in the Pier Bowl area.

X.8 It is the City's policy to encourage the following proposals/amenities in the Del Mar/Pier Bowl area and the Pico/North Beach area.

Specific proposals for the Del Mar/Pier Bowl area include:

a. The renovation and/or recycling of existing uses along Del Mar and in the Pier Bowl with a trend towards specialty retail uses, such as currently exist along Del Mar.

b. Development of design guidelines that encourage Spanish colonial architecture and pedestrian circulation.

c. A tram which would stop in the shopping areas and service the beach during the peak summer season.

d. Enlargement of Parque Del Mar and development of a bluff top walk.

e. A "beachwalk" connecting the presently existing vertical accessways between T-Street, the Pier Bowl and North Beach.

f. A streetscape and sign program that directs traffic from Interstate 5 into and out of the Pier Bowl.

Specific proposals for the Pico/North Beach area include:

a. Accommodate neighborhood community and visitor serving commercial, mixed residential and commercial, and parking uses.

b. The development of a train station and/or multi modal transportation center and ancillary facilities (GP Policy 1.13.1).

c. Allow for the development of expanded recreational uses at the Ole Hanson Beach Club and surrounding areas, including the potential of an active park at the existing parking lot provided that existing parking is adequately replaced (GP Policy 1.13.3).

d. Evaluate and implement, as feasible, a pedestrian beach walk connecting North Beach with the Pier Bowl and south to Calafia Beach (GP Policy 1.13.11).

e. A streetscape and sign program.

f. Development of design guidelines that encourage Spanish Colonial Architecture and pedestrian circulation.

B. RECREATIONAL POLICIES

Policy Intent

The shoreline, Municipal Pier, the Ole Hanson Beach Club and ocean front parks provide the primary recreational resources in the City's Coastal Zone. Plan policy provides for the preservation and enhancement of these existing recreational resources and the development of new recreational opportunities whenever feasible to maintain and enhance the quality of life for the City.

Junior Lifeguard musical flag competition

Goal

XI. Protect, promote and provide recreational uses in San Clemente's Coastal Zone.

Policy

Coastal Act

XI.1 Coastal areas suited for water oriented recreational activities, including surfing, body boarding, body surfing and other activities that can not readily be provided at inland water areas shall be protected for such uses (PRC 30220).

XI.2 Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible (PRC 30223).

City

XI.3 Designate lands for the provision of recreational open spaces on the Coastal Land Use Plan Map which are sufficient to meet the needs of existing and future residents (GP Policy 1.9.1).

XI.4 Protect the City's recreational resources including the recreational facilities, parks, surfing areas, and community events identified in section 207 of this plan.

XI.5 Provide for the acquisition and development of parks and recreational lands and facilities in accordance with the Growth Management Element (I 1.1, I 1.2, I 1.6, and I 1.7).

XI.6 Expand and continue existing public and private cultural and fine art facilities and activities (GP Policy 7.12).

XI.7 Maintain a calendar of City sponsored arts and cultural events and local celebrations (GP Policy 7.12.2).

XI.8 Incorporate elements of art, where feasible, in the City's key activity and pedestrian oriented districts, as defined by the City's Land Use Element (GP Policy 7.12.5).

XI.9 Increase the community's involvement in the use of recreational spaces encouraging recreational opportunities unique to San Clemente which will contribute to continuing visitation and economic development (GP Policy 8.1).

Goal

XII. Maintain the visual quality, aesthetic qualities and scenic public views in the Coastal Zone.

Policies

XII.1 Designate lands for the provision of passive and visual open space on the Coastal Land Use Plan Map, which provide a balance to the urban and suburban development of the Coastal Zone (GP Policy 1.9.2).

XII.2 Initiate a citywide street tree planting program to improve the visual character of the City's streets (GP Policy 2.1.11).

XII.3 Require the following coastal roadways be maintained and preserved as scenic corridors in accordance with the scenic highways element of the General Plan (GP Policy 5.1.1):

- Avenida Pico
- El Camino Real/Pacific Coast Highway
- Ola Vista
- El Camino Real

XII.4 Provide simple design statements such as monument signs and/or plantings to designate key entry points into the scenic highway system (GP Policy 5.1.4).

XII.5 Preserve the aesthetic resources of the City, including coastal bluffs, visually significant ridgelines, and coastal canyons, and significant public views (GP Policy 10.2).

XII.6 Preserve the designated undeveloped "natural" coastal canyon areas where appropriate that were originally intended to be open space buffers (see Figure 2-1) (GP Policy 10.2.3).

XII.7 Promote the restoration of the coastal canyons as a visual resource in a manner that is consistent with the goals of the California Coastal Commission and the City's Coastal Element (GP Policy 10.2.4).

XII.8 Work in conjunction with the California Coastal Commission with the expressed intent to develop implementation programs that will preserve and maintain the physical features of the Coastal Zone including bluffs, canyons and beaches (GP Policy 10.2.5).

XI1.9 Promote the preservation of significant public view corridors to the ocean (GP Policy 10.2.7).

B. HISTORIC RESOURCE POLICIES

Policy Intent

Plan policy provides for the preservation and restoration of the sites, structures and districts which have architectural, historical, archaeological and/or cultural significance to the City of San Clemente.

Goal

XIII. Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resource's inherent historic value(s) (GP Objective 10.3).

Policies

XIII.1 Establish criteria for surveying archaeological resources, historic vegetation and cultural resources and revise existing criteria for updating the current inventory of historic resources (GP Policy 10.3.1).

XIII.2 Complete a comprehensive survey of cultural resources, historic vegetation and archaeological resources that encompasses the entire City and its sphere of influence, as well as update the City's current inventory of historic resources (GP Policy 10.3.2).

XIII.3 Through the design review process, encourage that new development is compatible with adjacent existing historic structures in terms of scale, mass, building materials and &nerd architectural treatment (GP Policy 10.3.6).

XIII.4 Initiate "receiver site" and "adopt a building" programs to preserve historic structures that must be removed from their sites (GP Policy 10.3.8).

XIII.5 Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition (GP Policy 10.4).

XIII.6 Promote community appreciation for the unique history of the San Clemente area and community involvement in its retention and preservation (GP Policy 10.5).

XIII.7 Commemorate San Clemente's historical significance as location of "The Western White House" (GP Policy 10.6).

XIII.8 The updated list of historic properties in San Clemente shall be sent to the State Historic Preservation Officer (SHPO). Liaison between SHPO and the City of San Clemente relative to cultural/historic structures and properties shall be maintained.

XIII.9 The Community Design Commission shall initiate the proceedings for inclusion on the National Register of Historic Places, any historic site of potential national significance, should any such sites be identified.

XIII.10 Buildings on the National Register of Historic Places shall not be demolished unless their structural condition has deteriorated to the point where the building poses a threat to public health and safety, and rehabilitation is not structurally feasible.

XIII.11 Emphasize the protection, enhancement, and sensitive development of park and open space areas which possess great scenic, environmental, historic, and cultural values.

306. WATER AND MARINE RESOURCES GOALS AND POLICIES

Coastal Act policies (PRC 30230 and 30231) require the preservation, enhancement and restoration of water and marine resources. Coastal water and marine resources include: the ocean, the beach and flood control channels. The marine environment serves as both a recreational and visual resource, as well as a habitat for marine life. The City is committed to the preservation of water and marine resources to ensure a clean and health marine environment for beach users, and to maintain and enhance habitat to support local populations of sea life.

Local lobster fishermen displaying their catch

Policy Intent

Plan policy provides for maintaining a safe and healthy beach and marine environment for beach users and populations of all local marine species.

Goal

XIV. Provide and maintain a safe and healthy beach environment for beach users and the local marine life.

Policies

Coastal Policies

XIV.1 Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long term commercial, recreational, scientific and educational purposes (PRC *30230).*

XIV.2 The biological productivity and the quality of coastal waters,... appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing; depletion of ground water supplies and substantial interference with surface waterflow and encouraging wastewater reclamation (PRC *3023* 1).

XIV.3 The diking, filling or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of the California Coastal Act and the City of San Clemente Coastal Element, where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- In open coastal waters, for new or expanded boating facilities and/or placement of structural pilings for public recreational piers that provide public access and public recreational opportunities.

- Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

- Mineral extraction on City beaches shall be prohibited except for sand used for restorative purposes.

- Restoration purposes.

- Nature study, aquaculture, or similar resource dependent activities.

Dredging and soils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge soils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impact on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded, where feasible (PRC 30235).

City

XIV.4 Provide a clean and enjoyable marine environment that sufficiently meets the needs of beach users (GP Policy 7.7).

XIV.5 Maintain and enhance the City's beaches and marine resources (GP Policy 7.8).

XIV.6 Provide adequate marine safety and medical aid services (GP Policy 7.6).

XIV.7 Continue monitoring sand movement, researching the impacts of coastal erosion and methods of mitigating further coastal damage to San Clemente's beaches environment (GP Policy 7.8.1).

XIV.8 Maintain a healthy coastline, preventing degradation of the community's visual and environmental resources (GP Policy 7.9).

XIV.9 Continue to actively oppose off shore oil drilling of ocean waters along the Pacific Coast where visual and environmental quality have the potential to be severely impacted for residents and beach users (GP Policy 7.9.1).

XIV.10 Continue to support the creation of a wildlife sanctuary for various habitats along the coast to preserve and protect the natural beach environment (GP Policy 7.9.2).

XIV.11 Permit extraction of significant mineral resources, such as borrow material[2] that may be used for beach replenishment, as an interim use prior to development (GP Policy 10.7).

XIV.12 Despite the fact that much of the responsibility for protection of water resources lies with regional and state agencies, there are several measures the City can take to help further protect coastal waters. These include the following:

a. The City shall establish a water monitoring program, if necessary, for selected target areas in the Coastal Zone to ensure water and marine resources are adequately protected.

b. The City shall encourage reduction in storm drain related pollution by requiring baffled catch basins in large scale new developments and require their proper maintenance where drainage could damage sensitive areas.

c. The City shall promote increased water conservation by requiring conservation measures in the design of new projects in the Coastal Zone.

d. The City shall encourage utilization of urban pollutant control devices such as street sweeping, litter removal, irrigation, fertilizer and insecticide control, and landscape debris removal.

e. The City shall require use of landscape materials which impede erosion on sloped surfaces.

Borrow Material: earth material taken (excavated) from one location borrow pit) and transported to another location for use as a construction material.

f. The City shall encourage use of native plant species for landscaping to minimize water consumption, fertilization and chemical application, and to visually relate development to existing natural landscape.

g. The City shall require that construction be conducted with provisions for the control of sediment transport and debris originating at the construction site as follows:

1. For necessary grading operations, the smallest practical area of land will be exposed at any one time during development, and the length of exposure will be kept to the shortest practical amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

2. Sediment basins (including debris basins, desilting basins or silt traps) will be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

3. Temporary vegetation, seeding, mulching or other suitable stabilization methods will be used to protect soil subject to erosion that has been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.

4. Provisions will be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development.

h. The construction of revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls and other protective devices are discouraged and shall be permitted only when such construction is required to serve coastal dependent uses or to protect existing structures or public beaches in danger from

erosion. In no way shall such structures prohibit or impact coastal access, beaches or coastal recreational areas.

i. The City shall develop a Water Quality Ordinance to comply with federal requirements (NPDES) for control of urban pollutants to storm water run off.

307. ENVIRONMENTALLY SENSITIVE HABITAT GOALS AND POLICIES

Coastal Act policy (PRC 30240) requires that environmentally sensitive habitat areas shall be protected. Environmentally sensitive habitat areas in San Clemente's Coastal Zone include wetlands, riparian areas, habitats of rare or endangered species, and several coastal canyons which still contain native plant communities. The environmentally sensitive habitat areas are depicted in Figure 2-1.

The five coastal canyons identified in Figure 2-1 contain important natural habitat areas. Development of land in and adjacent to the canyons is subject to the canyon preservation policies noted in this plan. The Marblehead Coastal site has a variety of sensitive habitat areas as noted in Chapter 2, Section 202 of the Plan, but are not identified here; however, they will be considered during the development of the Coastal Plan for the Marblehead Coastal site.

Policy Intent

Plan policy provides for the protection and preservation of environmentally sensitive habitat within the Coastal Zone.

Goal

XV. Protect and preserve significant plant and wildlife species which exist in the City's Coastal Zone.

Marblehead Coastal Canyon

Policies

Coastal Act

XV.1 Encourage activities which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering (GP Policy 10.1.9).

XV.2 Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (PRC 30240(a)).

XV.3 Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas (PRC 30240(b)).

City

XV.4 Designate lands for the protection of significant environmental resources and protection of life and property from environmental hazards on the Coastal Land Use Plan Map (GP Policy 1.9.3).

XV.5 Balance the preservation of the City's habitat areas with new development (GP Policy 10.1).

XV.6 Require that applications for development in the areas which an Initial Study has determined there is potential for significant adverse impacts to biological resources [therefore requiring an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND)] shall include a Biological Assessment Report which:

a. Is prepared by a qualified professional which addresses the proposed project's impact on state and federally listed and candidate plants and animals; California Department of Fish and Game (CDFG) Special Animals; natural communities of high inventory priority with the CDFG's Nongame Heritage Program, and any other special

interest species or communities identified in the General Plan Technical Background Report, or those hereafter named by state or federal trustee agencies;

b. Identifies mitigation measures necessary to eliminate significant adverse impacts to sensitive biological resources; and

c. Defines a program for monitoring and evaluating the effectiveness of the specified mitigation measures (I 10.2, I 10.3, and I 10.9).

XV.7 Review of all projects within the Coastal Zone shall include an assessment of the potential impact on natural habitat areas.

XV.8 The City shall pursue grants and other funding sources to perform a biological study of the designated natural habitat areas in the Coastal Zone.

XV.9 Review of all development projects located adjacent to parks and recreation areas shall include a site plan and elevation which depicts any potential impact on coastal canyons. The elevation shall be prepared by a certified architect or engineer.

XV.10 The analysis and evaluation of large scale development projects shall include a comprehensive inventory of biologic resources prepared by a qualified biologist. A determination should be made of the area's importance as a native habitat, including identification of rare and endangered species.

XV.11 Mitigation measures identified during site plan review stages to limit a project's effect on the coastal canyon environment shall be incorporated into final project design plans.

XV.12 Geotechnical review will be required on all blufftop and canyon edge parcels. If, as a result of geotechnical review, a greater setback is recommended than is required in the policies in this Plan, the greater of the setbacks shall apply.

XV.13 The removal of native vegetation and the introduction of non native vegetation in the canyons shall be minimized. The use of native plant species in and adjacent to the canyons shall be encouraged.

XV.14 Any subdivision of property in or adjacent to coastal canyons shall be reviewed for consistency with the coastal canyon preservation policies. New parcels that do not have an adequate building site area to comply with the setback standards of these policies shall not be created.

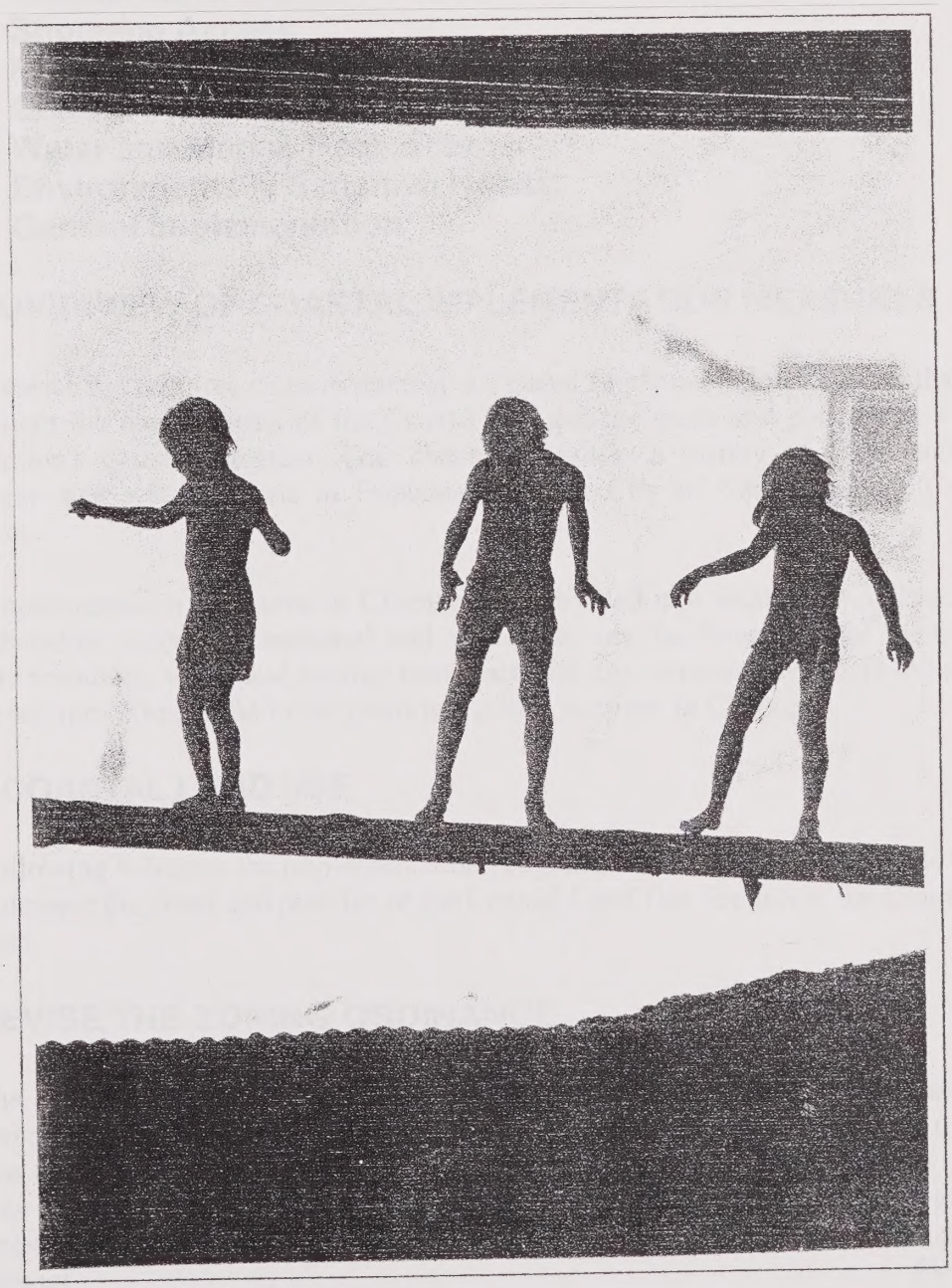
XV.15 Identify the key beach areas which are important to protect through land use regulation because of their inherent environmental, ecological, and/or aesthetic contributions.

XV.16 Maintain the presence of parklands and open space in the Coastal Zone in order to conserve and enhance the natural environment thereby improving the quality and livability of the City of San Clemente.

XV.17 Identify those major areas of the City which are important to protect through land use regulation or public ownership because of their inherent environmental, ecological, and/or aesthetic contribution to the scenic and natural qualities of San Clemente.

XV.18 Operate and maintain San Clemente Park and Recreation facilities through programs that are designed for the most effective use and enhancement of the park site at the minimum possible cost.

CHAPTER 4
Implementation Measures



CHAPTER 4
IMPLEMENTATION MEASURES

401 Overview of Coastal Element Implementation Measures
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404 Recreational and Visitor Sewing Facilities
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401. OVERVIEW OF COASTAL IMPLEMENTATION MEASURES

The Coastal Act requires cities to develop a Coastal Implementation Program that will implement the requirements of the Coastal Act and the goals and policies of a local jurisdiction's Coastal Element. This chapter identities a variety of documents and programs that will be used in implementing the City of San Clemente Coastal Element.

The implementation measures in Chapter 4 are divided into sections including: land use, shoreline access, recreational and visitor serving facilities, coastal visual and historic resources, water and marine resources, and environmentally sensitive habitat. These sections correspond to the goals and policy sections in Chapter 3.

402. COASTAL LAND USE

The following indicates the implementation programs which will be used by the City to implement the goals and policies of the Coastal Land Use Section of the Coastal Element:

A. REVISE THE ZONING ORDINANCE

The adoption of the Coastal Element land use policies necessitates a comprehensive update to the City Zoning Ordinance (Appendix A of the City of San Clemente Municipal Code) and revisions to the land uses illustrated on the City Zoning Map, the "Precise Zoning Plan." The following is a list of general categories of revisions which will be necessitated by the adoption of the updated Coastal Element:

1. The "Precise Zoning Plan" will require revision to reflect the locations and categories of use and densities delineated on the Coastal Land Use Map (Figure 3-1) and Land Use Table (Table 3-1).

2. The text of the Zoning Ordinance will need to be revised to reflect the categories of use and policies defined by the Coastal Land Use Map and the Coastal Land Use Policies.

3. Development standards for each of the land use categories in the Coastal Zone will require revision to reflect the policies and standards specified for permitted uses, density and intensity, design and development, and other considerations, including:

    a. Establishment of standards to enhance the pedestrian character in defined commercial and mixed use districts (e.g. Downtown, Pier Bowl, North Beach) in the Coastal Zone.

    b. Establishment of architectural design standards consistent with policies in this Element, and land use and urban design elements of the General Plan.

    c. Establishment of standards that require the first floor of structures within the Pedestrian Overlay Zone incorporate commercial uses along the street.

4. Parking standards will need to be reviewed. Opportunities for "shared" parking will be considered.

5. "Coastal Overlay" zone will need to be developed reflecting Coastal Element policies for new development, including:

    a. Protection of public access to the beach;

    b. Energy conservation, air quality and water quality measures;

    c. Protection of visual resources;

    d. Minimization of risks to life and property;

    e. Protection of cultural resources;

    f. Protection of sensitive habitat areas;

g. Protection to coastal landforms; and

h. Protection of affordable housing units.

6. Coastal Implementation Ordinance will be developed that establishes both administrative and discretionary review processes for coastal development permits within the Coastal Zone.

B. DEVELOPMENT REVIEW

New development within the Coastal Zone is currently subject to City of San Clemente standards and regulations and Coastal Element policy. Certain projects, consistent with zoning and Coastal Element policy, are considered as "ministerial" and are subject to approval by the Community Development Director. Other projects are subject to various forms of discretionary review, including those which must receive Coastal Development Permit, Tentative Tract Map or Parcel Map Review, Site Plan Review, Conditional Use Permits and Design Review.

In preparing the implementing Zoning Ordinance for this Plan, the City should reevaluate its discretionary review regulations for their consistency with Coastal Act requirements and their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, location, trips generated, infrastructure demands, or other appropriate criteria.

C. DESIGN GUIDELINES

Architecture, site, and landscape design guidelines have been adopted ("San Clemente Urban Design Guidelines") for development throughout the Coastal Zone and the rest of the City. Pertinent design guidelines to address coastal focal areas are incorporated into this Plan, the Pier Bowl Specific Plan, and will be included in the Pico Corridor Specific Plan.

403. SHORELINE ACCESS

The implementation programs described below will be used by the City to implement the goals and policies of the Shoreline Access Section of the Coastal Element. This section addresses circulation, transportation, parking, and access to the shoreline.

A. MAINTAINING STREET SERVICE LEVELS

Maintain a desired level of service on all streets and intersections through the following measures:

1. Monitor the existing and proposed street systems on a regular basis to identify current and potential problem areas.

2. Utilize the citywide traffic forecasting model to determine immediate and cumulative impacts of proposed developments on the City's transportation system.

3. Prepare and maintain a circulation facility design manual or adopt, by resolution, the County's design manual, with modifications if necessary. The manual will contain roadway standards which specify rights-of-way, numbers of lanes, typical cross sections, and parking restrictions according to designated arterial classifications. Design guidelines will be included for driveway placement, intersection site distance, stop sign installation, medians, landscaping, bike lanes, bike paths, sidewalks, and equestrian trails.

4. Utilize the development review process to ensure that development projects mitigate off site traffic impacts to the maximum extent feasible; coordinate project phasing with the construction of on site and off site circulation improvements; maintain adequate levels of service; and provide adequate off-street parking.

5. As a component of the environmental review process, or separately, the City shall require an analysis defining the traffic impacts and mitigation measures for new development and the adaptive reuse of existing structures. A threshold (i.e., number of trips) should be established above which such analyses would be required. These should be reviewed according to:

    a. Level of service standards stipulated for major network street segments and intersections in the Circulation and Growth Management Elements of the General Plan;

    b. Specific site characteristics (e.g., ingress and egress, level of service at peripheral intersections and traffic intrusion into adjacent residential neighborhoods, etc.);

c. Compliance with the Congestion Management Plan and other requirements stipulated in the Circulation Element;

d. Improvements required by new development;

e. Timing of improvements; and

f. Funding of improvements.

As necessary, traffic mitigation measures shall be identified and incorporated as conditions of project approval.

B. CIRCULATION

Maintain and enhance circulation in the Coastal Zone through the following measures:

1. Utilization of the development review process to ensure that, where appropriate, proposed developments include bicycle paths or lanes and pedestrian walkways in their improvement plans in accordance with Figure 2-4.

2. Creation of a network of accessible and prominent public places with clear perceptual, symbolic, and circulation linkages between them.

3. When funding is available, the City shall implement a sign program to identify public buildings, parks, beach accesses, public parking, pedestrian walkways, bicycle paths, and coastal activity areas.

4. Investigation of the feasibility of implementing a pedestrian "promenade" connecting North Beach, the Pier Bowl, and Calafia Beach.

5. Ensure that park sites and other public places are connected by roads, paths, and trails, to the greatest extent feasible.

C. TRANSPORTATION

Provide for mass transit through the following measures:

1. Continue to work with OCTA to maintain and enhance bus service in San Clemente, including development of a local transit program which would serve Downtown and other areas.

2. Continue to work toward the implementation of improved transit services, including the development of a multi modal transportation center at North Beach to establish commuter rail service.

D. PARKING

Provide for adequate parking through the following measures:

1. Investigate the parking and circulation capacity of the Pier Bowl and Casa Romantica area to determine the extent to which existing capacity can support new commercial activities; identify and plan for and circulation improvements necessary to accommodate tourist oriented commercial development.

2. Prepare and adopt a Parking Management Plan for the Downtown, Pier Bowl and North Beach mixed use areas.

E. BEACH ACCESS

Through periodic updates of the Parks and Recreation Master Plan, conduct an inventory of existing beach access facilities, and identify and prioritized needed improvements.

Prepare an access management program for the private beach area north of Capistrano Shores and the Capistrano Shores Mobile Home Park, La Ladera, Cypress Shores, and Cottons Point private communities. The purpose of the access management program shall be to provide maximum public access consistent with the Coastal Act of 1976, taking into account private property rights and site specific constraints. The access management programs shall be implemented by the City of San Clemente or other public agencies or private associations which have accepted the offers of dedication outlined in Policy IX.16, 17 and 18.

1. The access management program shall include the following:

   a. Establishment of hours of public access which shall include, at a minimum, the hours between sunrise and sunset.

   b. The provision of bicycle racks for a minimum of 25 bicycles at the beach terminus of the vertical accessway.

c. The provision of signing at the entrance to the private communities in order to make the public aware of the existence of the accessway and its hours of operation.

d. The provision of a public restroom facility.

2. The following elements may be incorporated into the management program:

a. The entity accepting dedication may charge a reasonable entrance or use fee, comparable to those charged by State and City operated day use facilities, in order to defray costs for maintenance.

b. The community association may erect small posts, bollards, or similar structures at reasonable intervals in order to delineate the public access and recreation areas. Small signs identifying private property may also be allowed, subject to permit approval. No fences may be erected on the beach.

404. RECREATIONAL AND VISITOR SERVING FACILITIES

Following are the implementation programs which will be used by the City to implement the goals and policies of the Recreational and Visitor Serving Facilities section of the Coastal Element:

A. SPECIFIC PLANS

Specific plans are intended to provide detailed specifications for the types of uses permitted, development standards, design standards, public improvements, circulation, and infrastructure improvements in designated areas. The Coastal Zone includes three primary activity areas where the development of a specific plan may be the best mechanism to implement the visitor serving goals and policies of the Coastal Element. The City shall consider the development of a specific plan for the Downtown; a Specific Plan for the Pier Bowl has been adopted and the City is in the process of preparing a Specific Plan for the Pico/North Beach area.

B. DEVELOPMENT AGREEMENTS

Consider the use of development agreements as a method to assure maximum public benefit. Development agreements should apply to large scale, multi phased projects, which may include:

- Casa Romantica;
- Beachcomber-Robison and Alameda properties in the Pier Bowl; and
- Marblehead Coastal.

C. REDEVELOPMENT

The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.), authorizes a city to undertake redevelopment projects to revitalize blighted areas. In 1975, the City of San Clemente adopted a Redevelopment Plan for the Pier Bowl area. Other areas for which the General Plan suggests the consideration of redevelopment actions include the following:

- North Beach;
- Los Molinos industrial area; and
- Downtown (initial consideration for facade improvement programs).

Redevelopment actions should be targeted to the few, relatively modest projects which can be demonstrated to be economically feasible and can effectively stimulate further revitalization.

D. RECREATIONAL FACILITIES

Provide for recreational facilities within the City's Coastal Zone through the following implementation measures:

1. Modify the City's Zoning Ordinance, where appropriate, to allow the development of the arts, cultural, educational, and related uses in key activity areas of the City with particular emphasis in the Downtown. Incorporate standards which will allow for temporary and permanent artistic, cultural, and entertainment activities within public and private buildings and open spaces.

2. The City shall provide for the use and exhibition of art and public performances in public open space areas.

3. Work with outside agencies such as the Rancho Mission Viejo Conservancy, etc., to evaluate the feasibility of establishing a nature center, marine center, and/or other such educational/recreational amenities in San Clemente.

4. Establish cooperative, interpretive, historical, and environmental education programs, utilizing various natural and cultural resources found in San Clemente.

5. Emphasize the protection, enhancement and sensitive development of park and open space areas which possess great scenic, environmental, historic, and cultural values.

6. Emphasize the protection of the City's water-oriented recreational activities including surfing, body boarding, body surfing, swimming, fishing and other related activities.

7. Utilize park acreage and recreational facility development projections contained in the Parks and Recreation Master Plan and the General Plan Growth Management Element as a guideline in the assessment of particular sites for the future acquisition or dedication of parkland.

8. The City shall update the Parks and Recreation Master Plan periodically to ensure that existing new facilities meet the needs of the Coastal Zone.

9. The City shall continue to maintain a calendar of public arts and cultural events. Effectively, this will function as a clearinghouse by which public and private events can be coordinated.

10. The City shall maintain and publish information regarding cultural organizations serving its residents. This may include each organizations' name, address, telephone number, description of activities, calendar of events and meetings, costs of membership and participation, and other relevant information. If possible, the City should provide opportunities for volunteer participation in cultural arts administration.

405. COASTAL VISUAL AND HISTORIC RESOURCES

The following indicates the programs which will be used by the City to implement the Goals and Policies of the Coastal Visual and Historic Resources section of the Coastal Element.

A. VISUAL RESOURCES

Maintain visual resources within the City's Coastal Zone through the following measures:

1. Where applicable, require new development to provide viewshed analysis analyzing the impacts of public views to the ocean and natural canyon areas.

2. Utilize the City's Design Review process to evaluate developments within visual scenic corridors. Proposed developments shall be analyzed by criteria established in the Master Landscape Plan for Scenic Corridors as well as other relevant City standards and guidelines.

3. Where applicable, require new development to prepare a survey of paleontological and cultural resources.

B. HISTORIC RESOURCES

Maintain and enhance the City's historic resources within the Coastal Zone through the following measures:

1. Utilize the City's Design Review process to evaluate any alteration, demolition, relocation or other potential adverse effects to any property on the City's "Designated Historical Structures List."

2. Develop a historic building handbook which describes historic structures, sites, and districts; provides information on building research and appreciation, and sets forth guidelines for rehabilitation.

3. Examine the feasibility of establishing a cultural/historical resource center which acts as an archive and clearinghouse of artifacts and resource documentation, and provides learning opportunities for the public.

4. Consider adopting the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

5. Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines for restoring, altering or adding to designated historic structures.

6. Examine the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, adaptive reuse, rehabilitation loans and grants, and technical advice by person(s) qualified in historic preservation, restoration

techniques, and loans and grant programs, receiver site and building and siting regulations.

7. Work with the Redevelopment Agency and/or local lending institutions in developing a financing or other programs to provide financial assistance benefiting owners of historic resources who can prove a need for financial assistance in connection with historic preservation.

8. Support the formation and maintenance of neighborhood and community organizations as effective community input into historic preservation efforts.

9. Work with the San Clemente Chamber of Commerce on developing brochures promoting the historical resources of the City.

10. Develop a monument marker, garden or other symbol to commemorate San Clemente's location as the "Western White House".

11. Nominate the Casa Pacifica for the National Register of Historic Places.

406. WATER AND MARINE RESOURCES

The following indicates the programs which will be used by the City to implement the goals and policies of the Water and Marine Resources Section of the Coastal Element.

A. WATER QUALITY

Protect the water quality of San Clemente's coastline and the area's marine resources through the following measures:

1. Adopt and enforce a water pollution control ordinance to protect the City's surface waters and groundwater resources.

2. Perform a reconnaissance survey to eliminate illegal and illicit surface water and groundwater discharges.

3. Adopt a drainage area management plan for the City to control pollutant runoff.

4. Require programs to control pollutant runoff, such as structural controls, non structural controls and best management practices. Require all

residential, commercial/industrial sites, and construction sites to implement the pollutant runoff control program.

5. The Marine Safety Division shall coordinate with the Orange County Coalition of Cities and support its lobbyist's efforts to ensure a cohesive effort in opposing off shore oil drilling along the coastline of Orange County.

6. The City shall work with organizations such as the Surfrider Foundation to establish a stenciling program for all storm drains in the City.

B. SHORELINE

Protect San Clemente's shoreline through the implementation of the following measures:

1. Where appropriate, require projects that extract sand during development to use the borrowed material to replenish beach sand.

2. Strictly enforce the City's municipal code regarding non conforming land uses on the existing, non conforming Capistrano Shores Mobile Home Park. Investigate alternatives and feasibility for acquiring said land for public ownership.

3. Marine Safety Division needs shall be seasonally monitored by the Beaches, Parks and Recreation Department in a biannual report identifying necessary changes in staffing and facilities to maintain the public's safety.

4. The Marine Safety Division shall annually report on the City's coastal conditions, utilizing studies such as the Coast of California Storm and Tidal Wave Study, to recommend methods of reducing local coastal erosion and public safety hazards due to the natural removal of sand.

5. The Marine Safety Division shall be responsible for clean beaches and the provision of trash receptacles. Daily inspections shall be conducted by Marine Safety staff to ensure facilities are functional, safe and clean.

6. The Marine Safety Division shall represent the City as part of the Orange County Coalition of Cities in the support of creating protected habitat sanctuary along the coastline of Orange County.

7. The Marine Safety Division shall continuously monitor the condition (i.e., quality, service, variety and price) of all concessionaires operating in beach environments for adequacy and conformance with their operating permit.

407. ENVIRONMENTALLY SENSITIVE HABITAT

The following indicates the programs that will be used by the City to implement the Goals and Policies of the Environmentally Sensitive Habitat Section of the Coastal Element:

- Utilize the Development Review process to preserve and improve the natural biological value, integrity, and corridor function of coastal canyons and bluffs, by limiting the encroachment of development into canyons and bluffs, and requiring development that impacts vegetation to replant with native Californian species.

- A biological survey shall be conducted for all development potentially affecting environmentally sensitive habitat.

- Include minimum coastal canyon and bluff setback requirements in accordance with Policies W. 14 through 17.

- The City shall consult with the California Department of Fish and Game and U.S.F.W.S. on any project that could affect a species which is listed as rare, threatened or endangered (CEQA Guideline Section 15380, as identified by the biological survey).

- Conduct a coastal canyon restoration feasibility analysis and biological survey and if necessary set up a canyon restoration fund to finance restoration efforts.

408 GENERAL IMPLEMENTATION

The following indicates the implementation programs which are comprehensive in nature and contribute in implementing a wide range of Coastal Element policies:

A. INTERAGENCY COORDINATION

Development in the City of San Clemente's Coastal Zone impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts, school districts, service providers, and "superior" governmental agencies (e.g., County of Orange and the California Department of Transportation). As a consequence, it is essential that the actions of each jurisdiction which impact one another be closely

coordinated. Agreements and procedures for coordination need to be continued or established where they do not currently exist.

B. LOCAL COMPLIANCE WITH REGIONAL REGULATIONS

The City of San Clemente is responsible for compliance with and executing local actions with a number of regional environmental regulations. These include:

- South Coast Air Quality Management Plan (AQMP);
- Growth Management Plan;
- Congestion Management Plan;
- Integrated Waste Management Plan and Hazardous Waste Management Plan; and
- Other state legislation, as required.

C. CODE ENFORCEMENT

Codes and ordinances of the City of San Clemente which implement the Coastal Element shall be enforced. Historically, this has been accomplished through City staff responses to specific complaints. If a problem has been found on investigation, a demand for compliance has been issued. In general, this approach has adequately maintained the quality of the City's built environment. Should problems arise in the future, the City may wish to expand this activity to include City initiated periodic surveys of the building and site conditions and, where problems are found, require code compliance.

D. COASTAL ELEMENT MONITORING AND UPDATE

The City shall review, revise, and update the Coastal Element periodically. This effort should include (a) an update of baseline data, analyses, and issues to account for current conditions; (b) an evaluation of the policies and programs contained in this Plan according to their effectiveness in achieving the Plan's goals and objectives; and (c) a revision of the policies and programs to increase their effectiveness, where necessary, and to account for current issues and legislation. Public input shall be actively solicited in the update. In addition, the Plan shall be monitored annually for its effectiveness in mitigating defined issues and achieving its goals and policies. The Planning Commission shall report these findings to the Mayor and City Council. In accordance with State law, Coastal Element amendments may be adopted a maximum of four times a year.

CHAPTER 5
Definitions

CHAPTER 5
DEFINITIONS

For the purposes of the Coastal Element, certain terms shall be defined as set forth in this chapter. Terms not included shall be defined by the California Coastal Act or in the City of San Clemente General Plan, or if not listed, shall be construed in accordance with accepted usage. Words used in the present tense shall include the future; words in the singular shall include the plural, the words "will" and "shall" are mandatory and the word "may" is permissive. The word "should" refers to policy guidance which must be followed in the absence of compelling, opposing considerations identified by the City.

ADJACENT STRUCTURE: A structure located on a lot contiguous (sharing a property line) with the proposed structure or development.

BEACH: A sandy, gravely or rocky portion of land along the edge of the ocean.

CANYON: Canyon shall be those features having vertical relief of ten feet or more. A "canyon face" is a scarp or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding or excavation of the land mass. The canyon face may be a simple planar or curved surface or it may be step like in section. "Canyon edge" is the upper termination of a canyon face. When the top edge of the canyon is rounded away from the face of the canyon as a result of erosional processes, related to the presence of the steep canyon face, the "edge" shall be defined as that point nearest the canyon face beyond which the downward gradient of the land surfaces increases more or less continuously until it reaches the general gradient of the canyon face. In a case where there is a step like feature at the top of the canyon face, the landward edge of the topmost riser shall be taken to be the canyon edge. Developers proposing projects adjacent to coastal canyons shall be required to demonstrate that the development plan does not overhang or in any way adversely affect the physical or visual integrity of canyon open space.

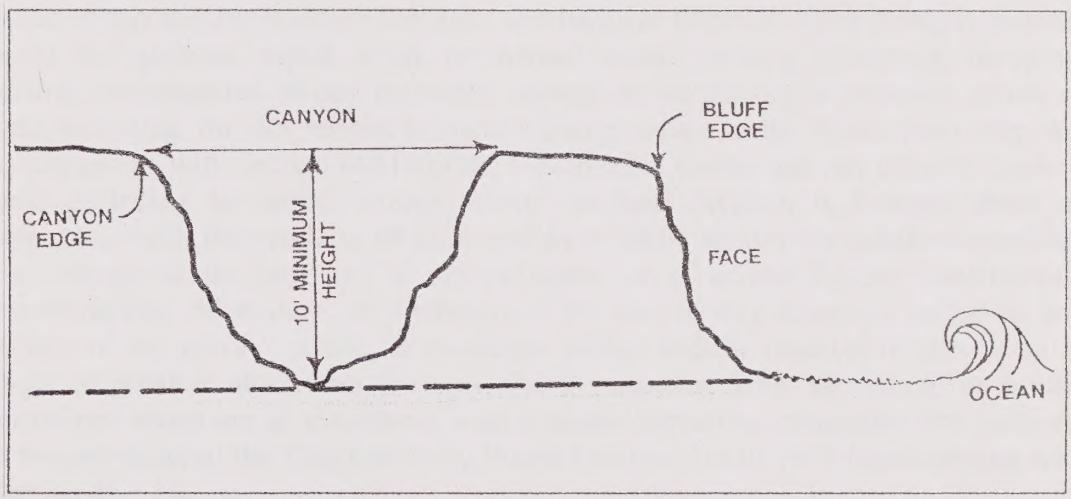
CERTIFIED COASTAL LAND USE PLAN (LUP): A plan for the use of property within the Coastal Zone which has been adopted by the local government and certified by the California Coastal Commission pursuant to the Public Resources Code.

CERTIFIED LOCAL COASTAL PROGRAM (LCP): A program for the use of property within the Coastal Zone. The Local Coastal Program includes the Land Use Plan and specific regulations, and land use regulation maps, which have been adopted by the local government and certified by the California Coastal Commission pursuant to the Public Resources Code. Local governments with certified LCPs can issue Coastal Development Permits.

COASTAL ACCESS: An area dedicated to provide public access to the beach or for public viewing of the shoreline.

COASTAL ACT: The California Coastal Act of 1976

COASTAL. CANYON, BLUFF: Those features having vertical relief of ten feet or more. A "canyon or bluff face" is a sharp or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding or excavation of the land mass. The canyon or bluff face may be a simple or curved surface or it may be step like in section:



COASTAL COMMISSION: The California Coastal Commission

COASTAL DEVELOPMENT PERMIT: A discretionary entitlement which is required of development in specified areas of the Coastal Zone to ensure that such development is consistent with the City of San Clemente Coastal Element.

COASTAL SAGE SCRUB: Vegetation which include, but are not limited to, the following: many species of Dudleya, Calandrinia maritima, Cleomeisomeris, Coreopsisgigantea, Eriogomunigiganteum, Eriogomungrande, Eriophyllumnevinii, Galvesia speciosa, Haplopappus venetus, Hemizonia clementina, Lavatera assurgentiflora, Malacothrix saxatilis, Phacelia lyonii, and Rhus integrifolia, plus two species of Polypodium, Artemisia califomica, Crossosoma californicum, Diplacus species, Encelia califomica, Eriogonum fasciculatum, Galium, Haplopappus, Helianthemum, Lotus, Lupinus, Malacothamnus, and Opuntia species, Malosma laurina, Rhus integrifolia, Salvia, Senecio, and Solanum species, and Toxicodendron radicans diversilobum, the sprawling Marah macrocarpus and Calystegia macrostegia, and many

other showy herbs like species of Castilleja, Haplopappus, Lotus, Lupinus, and Zauschneria, and Eriophyllum confertiflorum.

COASTAL ZONE: That land and water area of the City of San Clemente, as described in Public Resources Code Section 30170 and amendments thereto, and as delineated on the Coastal Zone Boundary Map (Figure 1-1).

CUMULATIVE EFFECT: The incremental effects of an individual project reviewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.

DEVELOPMENT, COASTAL: The placement or erection, on land, in or under water, of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, or timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provision of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 45.1 1).

EDGE: The upper termination of a bluff, canyon, or cliff. When the top edge is rounded away from the face as a result of erosional processes related to the presence of the steep bluff, canyon, or cliff face, the edge shall be defined as that point nearest the face beyond which the downward gradient of the land surfaces increases more or less continuously until it reaches the general gradient of the bluff, canyon, or cliff. In a case where there is a step like feature at the top of the bluff face, canyon, or cliff face, the landward edge of the topmost riser shall be taken as bluff edge, canyon edge, or cliff edge (refer to graphic under "Coastal Canyon, Bluff').

ENVIRONMENTALLY SENSITIVE AREA: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Environmentally sensitive habitat areas in San Clemente's Coastal Zone include wetlands, riparian areas, habitats of rare or endangered species and several coastal canyons which

still contain native plant communities. The environmentally sensitive habitat areas are depicted on the "Environmentally Sensitive Habitat Areas" Map of the City's Coastal Element. The canyons contain important natural habitat areas. Development of land in and adjacent to the canyons is subject to the canyon preservation policies noted in the City of San Clemente Coastal Element. The canyons are as follows: Marblehead Coastal Canyons*, Palizada Canyon, Trafalgar Canyon, Toledo Canyon, Lobos Marinos Canyon, Riviera Canyon, Montalvo Canyon, and Calafia Canyon (Figure 2-1).

*The Marblehead Coastal Specific Plan site is an area of "deferred certification" and at this time is not a part of the City's adopted Local Coastal Plan. Therefore, these coastal canyon/coastal bluff development standards shall not apply to the Marblehead site or canyons. At the time a Land Use Plan and Coastal Zoning Ordinance are adopted and certified by the California Coastal Commission for the Marblehead Coastal property, the provisions of this section will be incorporated as an addendum to the City of San Clemente Local Coastal Plan.

FIRST PUBLIC ROADWAY: The nearest through public access route (open to vehicular traffic) paralleling the ocean shoreline, which forms a continuous linkage from the northernmost to the southernmost limits of the City of San Clemente shoreline.

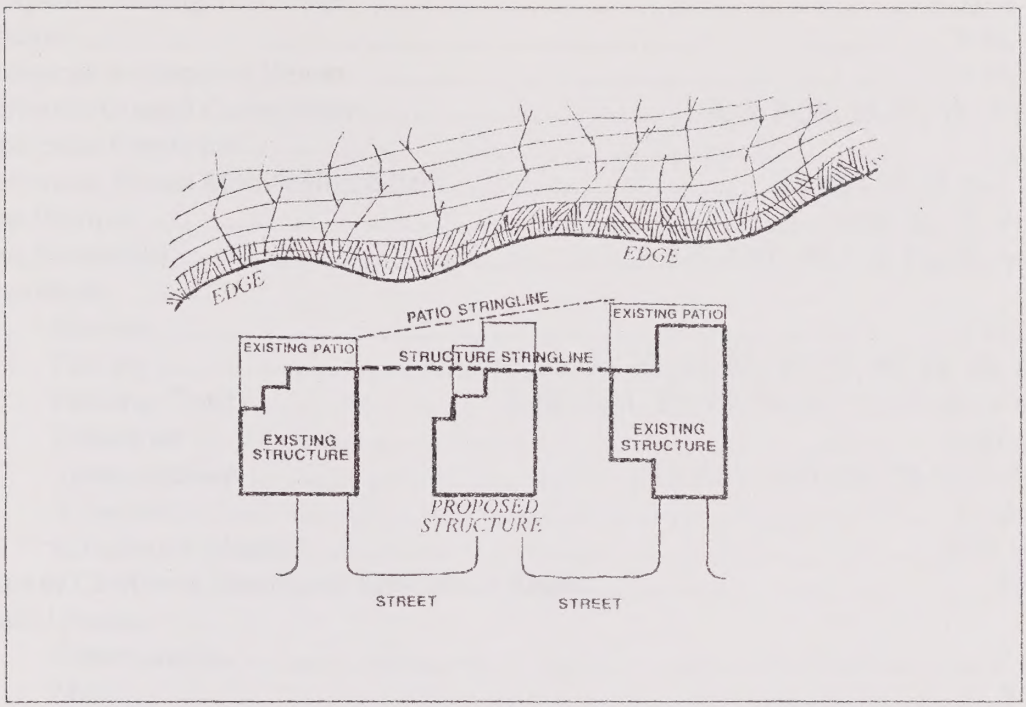
LINE OF NATIVE VEGETATION: A development setback standard that may be utilized for coastal canyons. The line of native vegetation shall be established based on an on-site visit, and inventory of vegetation native to South Orange County.

SEA: The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

STREAM: A natural watercourse identified as a stream on a map adopted pursuant to a certified Local Coastal Program; or as designated by a solid blue line or other symbol on the USGS 7.5 minute quadrangle series map. The bank of the stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where the stream has no discernible bank, the boundary shall be measured from the line closest to the stream where riparian vegetation is permanently established.

STRINGLINE: In a developed area where new construction is generally infilling and is otherwise consistent with the policies of the Land Use Plan of the City of San Clemente Local Coastal Program, no part of a proposed new structure, including decks, shall be built further toward a bluff edge, canyon edge or beach front than a

line drawn between the nearest adjacent comers of the adjacent structures. The illustration below depicts the effect of a stringline:



SUBMERGED LANDS: Lands which lie below the line of mean low tide.

TIDELANDS: Lands which are located between the line of mean high tide and mean low tide.

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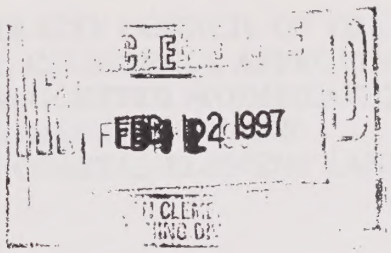
STATE OF CALIFORNIA—THE RESOURCES AGENCY PETE WILSON, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071



February 6, 1997

Jim Hare
City Planner
City of San Clemente
910 Calle Negocio
San Clemente, CA 92672

Dear Mr. Hare:

A review of our records revealed that Commission staff did not send your predecessor a letter notifying the City of San Clemente that the Coastal Commission at its March 12-15, 1996 hearing concurred in the Executive Director's determination that the City's Resolution No. 95-91 adopting Land Use Plan Amendment 1-95 is legally adequate.

This office has reviewed Resolution No. 95-91 incorporating the Commission's suggested modifications into Amendment No. 1-95 to the City of San Clemente Land Use Plan. We have determined that the City of San Clemente's submitted resolution fulfills the requirements of Section 13544(a) of the California Code of Regulations. In accordance with Section 13544(b) of those regulations, I have determined that the City's action is legally adequate. The Coastal Commission concurred with this determination at its meeting of March 12-15, 1996.

On behalf of the California Coastal Commission, I would like to congratulate the City of San Clemente on the completion of this LUP amendment. If you have any questions, please contact Robin Maloney-Rames at our Long Beach office (310) 590-5071.

Sincerely,

Teresa Henry
District Manager

cc: TH, RR, RMR

8402F

RESOLUTION NO. 95-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING COASTAL COMMISSION SUGGESTED MODIFICATIONS TO THE COMPREHENSIVE UPDATE TO THE CITY OF SAN CLEMENTE COASTAL ELEMENT LAND USE PLAN

WHEREAS, Proposition 20 passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of State-wide significance; and

WHEREAS, the California Coastal Act of 1976, Public Resources Code Section 30000 et.seq. (the Coastal Act), was promulgated to implement the goals of Proposition 20 and to establish certain basic goals, as follows:

1. To protect, maintain, enhance and where feasible, restore the overall quality of the Coastal Zone environment;

2. To assure balanced utilization of Coastal Zone resources;

3. To maximize public access and recreational opportunities consistent with resource conservation principles and private property rights;

4. To assure priority for coastal-dependent development over other development;

5. To encourage State and local efforts to coordinate planning for mutually beneficial uses; and

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the Coastal Zone which lies within its jurisdiction; and

WHEREAS, on May 11, 1988, the Coastal Commission certified the City of San Clemente Coastal Element Land Use Plan; and

WHEREAS, The City Council approved a comprehensive update to the General Plan on May 6, 1993; and

WHEREAS, the comprehensive update to the General Plan requires that the Coastal Element Land Use Plan be updated to make it consistent with the Land Use Element of the General Plan; and

WHEREAS, much of the coastal resource information and other information contained in the 1988 Coastal Element Land Use Plan was incomplete or out of date and needed to be expanded and updated; and

WHEREAS, on July 18, 1994, a notice of availability of the draft Update to the City of San Clemente Land Use Plan was duly-advertised for the public, local, coastal, and state agencies review and comment; and

WHEREAS, on September 30, 1994, the Parks and Recreation Commission held a duly-noticed public hearing on the Coastal Element Land Use Plan Update and considered evidence and testimony presented by the City Staff; and

WHEREAS, on November 1, and December 6, 1994, the Planning Commission held duly-noticed public hearings on the Coastal Element Land Use Plan Update and considered evidence presented by the City Staff; and

WHEREAS, on January 18, 1995, the City Council held a duly-noticed public hearing on the Coastal Element Land Use Plan Update and considered evidence and testimony presented by the City Staff and other interested parties; and

WHEREAS, on March 31, 1995, the Coastal Commission requested the City to revise its Resolution submitted with the proposed update to its Local Coastal Element Update; and

WHEREAS, City Staff has reviewed the Resolution in the manner requested by the Coastal Commission; and

WHEREAS, on October 11, 1995, the California Coastal Commission held a duly-noticed public hearing on the City of San Clemente's request to update the Coastal Element Land Use Plan and considered evidence and testimony presented by the Coastal Staff and other interested parties and approved the amendment request with modifications; and

WHEREAS, on October 31, 1995, the Planning Commission held a duly-noticed public hearing on the Coastal Commission's suggested modifications to the Coastal Element Land Use Plan resolution and considered evidence and testimony presented by the City Staff, and other interested parties; and

WHEREAS, on December 6, 1995, the City Council held a duly-noticed public hearing on the Coastal Commission's suggested modifications to the Coastal Element Land Use Plan Resolution and considered evidence and testimony presented by the City Staff, and other interested parties.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The above recitals are all true and correct.

Section 2. Adoption of the Coastal Element Land Use Plan will not render the City General Plan internally inconsistent.

Section 3. The City Council adopts the Update to the Coastal Element Land Use Plan as an element to the City General Plan, as amended and attached hereto as Exhibit "A."

Section 4. That the City Council finds that this Update to the Coastal Element Land Use Plan is consistent with all surrounding land uses and determines it is in the public interest and general welfare of the community and properties in the coastal neighborhoods.

Section 5. The City Council requests that the California Coastal Commission consider, approve and certify the City of San Clemente Coastal Element Land Use Plan Comprehensive Update attached hereto as Exhibit "A."

Section 6. The City Council hereby certifies that the Coastal Element Land Use Plan is intended to be carried out in a manner in full conformity with Chapter 3 of the California Coastal Act.

Section 7. That pursuant to Section 13551(b) of the Coastal Commission Regulations, the City of San Clemente Coastal Element Land Use Plan comprehensive update will take effect automatically upon final action of the California Coastal Commission action.

PASSED AND ADOPTED this 20th day of December, 1995

Mayor of the City of
San Clemente, California

ATTEST:

CITY CLERK of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 95-91 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 20th day of December , 1995 , by the following vote:

AYES: AHLE, ANDERSON, DIEHL, HAGGARD, MAYOR APODACA

NOES: NONE

ABSENT: NONE

Myrna Erway
CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

RESOLUTION NO. 95-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE UPDATE TO THE CITY OF SAN CLEMENTE COASTAL LAND USE PLAN AND RESCINDING RESOLUTION NUMBERS 40-81, 33-82 AND 88-011.

WHEREAS, Proposition 20 passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of State-wide significance; and

WHEREAS, the California Coastal Act of 1976, Public Resources Code Section 30000 et.seq. (the Coastal Act), was promulgated to implement the goals of Proposition 20 and to establish certain basic goals, as follows:

1. To protect, maintain, enhance and where feasible, restore the overall quality of the Coastal Zone environment;

2. To assure balanced utilization of Coastal Zone resources;

3. To maximize public access and recreational opportunities consistent with resource conversation principles and private property rights;

4. To assure priority for coastal-dependent development over other development;

5. To encourage State and local efforts to coordinate planning for mutually beneficial uses; and

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the Coastal Zone which lies within its jurisdiction; and

WHEREAS, on May 11, 1988, the Coastal Commission certified the City of San Clemente Coastal Land Use Plan; and,

WHEREAS, The City Council approved a comprehensive update to the General Plan on May 6, 1993; and,

WHEREAS, the comprehensive update to the General Plan requires that the Coastal Land Use Plan/Coastal Element be updated to make it consistent with the Land Use Element of the General Plan; and

WHEREAS, the coastal resources and information in the Coastal Land Use Plan needed to be updated; and

WHEREAS, on January 5, 1994, the City Council approved the work program for the completion of the City of San Clemente's Local Coastal Program beginning with the update to the City of San Clemente's Coastal Land Use Plan (the Coastal Element); and

WHEREAS, Planning Staff completed a draft Update to the City of San Clemente Coastal Land Use Plan that is consistent with the General Plan to implement the goals and policies of the California Coastal Act; and

WHEREAS, on July 18, 1994, a notice of availability of the draft Update to the City of San Clemente Land Use Plan was duly-advertised for the public, local coastal, and state agencies review and comment; and

WHEREAS, on September 30, 1994, the Parks and Recreation Commission held a duly-noticed public hearing on the Coastal Element Update and considered evidence and testimony presented by the City Staff, and other interested parties; and,

WHEREAS, on November 1, 1994 and December 6, 1994, the Planning Commission held duly-noticed public hearings on the Coastal Element Update and considered evidence and testimony presented by the City Staff, and other interested parties; and,

WHEREAS, on January 18, 1995, the City Council held a duly noticed public hearing on the Coastal Element Update and considered evidence and testimony presented by the City Staff and other interested parties.

NOW, THEREFORE, the City Council of the City of San Clemente does hereby resolve as follows:

SECTION 1: The above recitals are all true and correct.

SECTION 2: The City's adoption of, or amendment to, its Coastal Land Use Plan is exempt from the provisions of the California Environmental Quality Act, pursuant to Guidelines Section 15265.

SECTION 3. Adoption of the Coastal Land Use Plan will not render the City General Plan internally inconsistent.

SECTION 4. The City Council adopts the Update to the Coastal Land Use Plan (Coastal Element) as an element to the City General Plan, as amended and attached hereto as Exhibit "A."

SECTION 5. The City Council hereby repeals Resolution Nos. 40-81, 33-82 and 88-011 such which are of no further in force or effect.

SECTION 6. That this Update to the Coastal Land Use Plan is consistent with all surrounding land uses and it is further determined and it is in the public interest and general welfare of the community and properties in the coastal neighborhoods.

PASSED AND ADOPTED this 18th day of January, 1995

Candace Haggard
Mayor of the City of
San Clemente, California

ATTEST:

Myrna Erway
CITY CLERK of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 95-02 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 18th day of January, 1995, by the following vote:

AYES: AHLE, ANDERSON, APODACA, DIEHL, MAYOR HAGGARD

NOES: NONE

ABSENT: NONE

Myrna Erway
CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

i:\res\cccoasta.jep

STATE OF CALIFORNIA—THE RESOURCES AGENCY GEORGE DEUKMEJIAN, Governor

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

July 21, 1988

James Holloway
Community Development Director
City of San Clemente
101 West El Portal
San Clemente, California 92672

Re: Effective Certification of Land Use Plan

Dear Mr. Holloway

On May 11, 1988, at its regularly scheduled meeting in Marina Del Rey, the Coastal Commission certified the San Clemente Land Use Plan as resubmitted (excluding the geographic area known as Reeves Ranch or "Marblehead"). On behalf of the Coastal Commission I would like to congratulate the City, yourself and members of your staff on the successful completion of this project. We greatly appreciate your effort and cooperation and look forward to working with you and your staff in achieving full and final certification of the City's Local Coastal Program. If you have any additional questions regarding this process please contact Gary Timm, Project Planner or Wayne Woodroof, Assistant District Director, in the Long Beach district office.

Sincerely,

Charles Damm
South Coast District Director

cc Patricia Willcocks
James Barnes

CD/gt

6397A

This certifies that the materials contained herein is a true and correct copy of material on file at the South Coast ... California Coastal Commission.

By ... Title CA I Date 7/21/88

This certifies that the materials contained herein is a true and correct copy of material on file at the South Coast ... California Coastal Commission.

By ... Title ... Date ...

San Clemente Plan
Resubmittal

DATE: 5/11/88

RECEIVED
MAY 17 1988
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

ROLL CALL VOTE

		YES	NO
COMMISSIONER	~~GERVANTES~~ HISSERICH	[X]	[ ]
	FRANCO ~~MCCARTHY~~	[X]	[ ]
	GLICKFELD ~~DIAZ~~	[X]	[ ]
	HOWARD ~~DYNERSON~~	[X]	[ ]
	~~MACELWAINE~~ GRAY	[X]	[ ]
	MALCOLM GOTCH	[ ]	[ ]
	MCINNIS ~~SEATES~~	[X]	[ ]
	MCMURRAY ~~CIMOLINO~~	[X]	[ ]
	NATHANSON KNAPP	[ ]	[ ]
	WARREN ~~MCCABE~~	[X]	[ ]
	WRIGHT ~~DIEFENDERFER~~	[X]	[ ]
CHAIRMAN	WORNUM	[X]	[ ]

Commission action on Staff Report dated 4/27/88

I hereby certify that the material contained herein is a true and correct copy of material contained in the official file of the South Coast District of the California Coastal Commission.

By: K Mad
Title: CPA I Date: 7/31/91

CALIFORNIA COASTAL COMMISSION
South Coast District
245 West Broadway, Suite 380
Long Beach, CA 90802

RESOLUTION NO. 88-011

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING GPA 88-01, NO. 58, THE SUGGESTED MODIFICATIONS TO THE SAN CLEMENTE COASTAL ELEMENT LAND USE PLAN

WHEREAS, Proposition 20 passed by the people of the State of California in 1972, declared the California Coastal Zone a resource of State-wide significance; and

WHEREAS, the California Coastal Act of 1976, Public Resources Code Section 30000 et.seq. (the Coastal Act), was promulgated to implement the goals of Proposition 20 and to establish certain basic goals, as follows:

1. To protect, maintain, enhance and where feasible, restore the overall quality of the Coastal Zone environment;

2. To assure balanced utilization of Coastal Zone resources;

3. To maximize public access and recreational opportunities consistent with resource conversation principles and private property rights;

4. To assure priority for coastal-dependent development over other development;

5. To encourage State and local efforts to coordinate planning for mutually beneficial uses; and

WHEREAS, the Coastal Act requires local government to prepare a Local Coastal Program for that portion of the Coastal Zone which lies within its jurisdiction; and

WHEREAS, on June 3, 1981, the City Council adopted a Coastal Element to the City of San Clemente's General Plan which consisted of a Land Use Plan and Coastal Zoning Ordinance; and

WHEREAS, on October 6, 1981, the Coastal Commission reviewed the Coastal Element and conditionally certified the Land Use Plan, but denied the Zoning Ordinance; and

RESOLUTION NO. 88-011

WHEREAS, the City revised and amended its Coastal Land Use Plan section and resubmitted it to the Coastal Commission for review and approval in 1984; and

WHEREAS, the Coastal Commission evaluated the City's revised Land Use Plan and on May 15, 1987 conditionally certified the Plan with several suggested modifications (attached as Exhibit A); and

WHEREAS, the City has held several duly-noticed public hearings to discuss the Coastal Commission's suggested modifications addressing the key issues of public access, recreation, environmentally sensitive habitat areas, new development, visual resource protection, water resources and visitor serving facilities.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Clemente hereby adopts the Coastal Commission's suggested modifications as shown in Exhibit A hereto, in fulfillment of the following purposes:

1. To implement the goals and policies of the Coastal Act.

2. To establish a Coastal Element for property located within the City's Coastal Zone with the exception of the Marblehead Coastal site which was excluded by action of the Coastal Commission in 1981.

3. To protect, maintain, enhance and, where feasible, restore the overall quality of the Coastal Zone environment and its natural and man-made resources.

4. To assure that maximum public access to the coast and public recreation areas is provided.

5. To assure consistency with the provisions of the United States and California Constitutions as interpreted in cases such as Nollan vs. California Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Clemente does hereby resolve to adopt the Coastal Commission's suggested modifications to the Land Use Plan, subject to certain revisions hereto, as shown in Exhibit A attached to this resolution.

ADOPTED this 2nd day of March , 1988.

RESOLUTION NO. 88-011

ATTEST:

Myrna Erway
CITY CLERK of the City of
San Clemente, California

Tom Lorch
MAYOR of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 88-011 was introduced and adopted at a regular meeting of the City Council of the City of San Clemente held on the 2nd day of March, 1988, by the following vote:

AYES: MECHAM, RICE, VEALE, MAYOR LORCH
NOES: LIMBERG
ABSENT: NONE

Myrna Erway
CITY CLERK of the City of
San Clemente, California

Approved as to form:

Jeffrey M Oderman
City Attorney

RESOLUTION NO. 33-82

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE CITY OF SAN CLEMENTE COASTAL LAND USE PLAN

WHEREAS, a proposed Coastal Land Use Plan to the General Plan of the City of San Clemente has been submitted to the Planning Commission of said City for consideration, and

WHEREAS, said Coastal Land Use Plan has been reviewed by the Planning Commission and after holding public hearings as required by law, said Commission has recommended to the City Council inclusion of said Coastal Land Use Plan to the General Plan, and

WHEREAS, said City Council has now studied the recommendations of the Planning Commission and has held public hearing on said proposed Coastal Land Use Plan as required by law, and

WHEREAS, this City Council, based on the evidence and testimony presented, is now desirous to proceed with the adoption and approval of said Coastal Land Use Plan of the General Plan, and

WHEREAS, the Director of Building and Planning is authorized to take necessary and appropriate action to allow certification of the Coastal Land Use Plan by the California Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Clemente as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The City of San Clemente hereby adopts the Coastal Land Use Plan as an element to the General Plan.

SECTION 3. That this amendment and approval is consistent with all surrounding land uses and it is further determined that said amendment is in the public interest and general welfare of the community and properties in the neighborhood.

APPROVED, ADOPTED, and SIGNED this 14th day of April, 1982.

(SEAL)

MAYOR of the City of San Clemente, California

ATTEST:

CITY CLERK of the City of San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

I, MAX L. BERG, Clerk of the City of San Clemente, California, hereby certify that the foregoing is a true and correct copy of a Resolution of the City Council of said City numbered 33-82, adopted by the City Council of said City on the 14th day of April, 1982, and was so passed and adopted by the following stated vote, to wit:

AYES: Council Members - KOESTER, KORSEN, MECHAM, AND LIMBERG
NOES: Council Members - NONE
ABSENT: Council Members - LANE

and was thereafter on said day signed and approved by the Mayor of said City.

ATTEST:

CITY CLERK of the City of San Clemente, California

RESOLUTION NO. 40-81

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING THE CITY OF SAN CLEMENTE LOCAL COASTAL PLAN

WHEREAS, a proposed Coastal Element to the General Plan of the City of San Clemente has been submitted to the Planning Commission of said City for consideration, and

WHEREAS, said Coastal Element has been reviewed by the Planning Commission and after holding public hearings as required by law, said Commission has recommended to the City Council inclusion of said Coastal Element to the General Plan, and

WHEREAS, said City Council has now studied the recommendations of the Planning Commission and has held public hearing on said proposed Coastal Element as required by law, and

WHEREAS, this City Council, based on the evidence and testimony presented, is now desirous to proceed with the adoption and approval of said Coastal Element of the General Plan, and

WHEREAS, the Coastal Element is intended to serve as the City's Local Coastal Plan pursuant to the California Coastal Act of 1976, and

WHEREAS, the Director of Building and Planning is authorized to take necessary and appropriate action to allow certification of the Local Coastal Plan by the California Coastal Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Clemente as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The City of San Clemente hereby adopts the Coastal Element as an element to the General Plan.

SECTION 3. That this amendment and approval is consistent with all surrounding land uses and it is further determined that said amendment is in the public interest and general welfare of the community and properties in the neighborhood.

APPROVED, ADOPTED, and SIGNED this 3rd day of June, 1981.

MAYOR of the City of San Clemente, California

ATTEST:

CITY CLERK of the City of San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

I, MAX L. BERG, Clerk of the City of San Clemente, California, hereby certify that the foregoing is a true and correct copy of a Resolution of the City Council of said City numbered 40-81, adopted by the City Council of said City on the 3rd day of June, 1981, and was so passed and adopted by the following stated vote, to wit:

AYES: Council Members - KOESTER, KORSEN, MECHAM, AND LIMBERG
NOES: Council Members - LANE
ABSENT: Council Members - NONE

and was thereafter on said day signed and approved by the Mayor of said City.

ATTEST:

CITY CLERK of the City of San Clemente, California